



For Sale:

4 Bedroom
Detached Villa

Offers in Excess of £335,000

3
Burnbrae Drive
Irvine
KA11 2DX

For more information contact:

01294 44 67 88
irvine@donaldross.co.uk



www.donaldross.co.uk





3, Burnbrae Drive, Irvine, KA11 2DX

Donald Ross Residential are delighted to present this impressive four bedroom modern detached villa offering an impressive 2,000 square feet of luxury accommodation with a spacious flexible floorplan formed over two levels. This sizeable plot also benefits from a converted detached double garage which has been professionally developed to create an additional living space. The property is located within the highly regarded Perceton area which showcases some of Irvine's finest homes.

- Spacious welcoming Entrance Hall with Cloakroom
- Formal Lounge with feature fireplace
- Family room
- Dining room
- Stylish modern Kitchen & Utility room
- Four Double Bedrooms (one on ground floor, three on first floor)
- En-suite Shower room & Bathroom with separate Shower Cabinet
- Converted double Garage now Garden room (5.2m x 5.4m)
- Extensive Driveway and immaculate Gardens
- Located within the highly sought after Perceton district

Council Tax
Band G

Energy Efficiency Rating
Band C

Viewing
Is by appointment only which can be
arranged by contacting us on:

Tel: 01294 44 67 88
Email: irvine@donaldross.co.uk

Mon to Fri: 9am – 5:30pm
Sat: 10am – 2pm
Sun: 10am – 2pm

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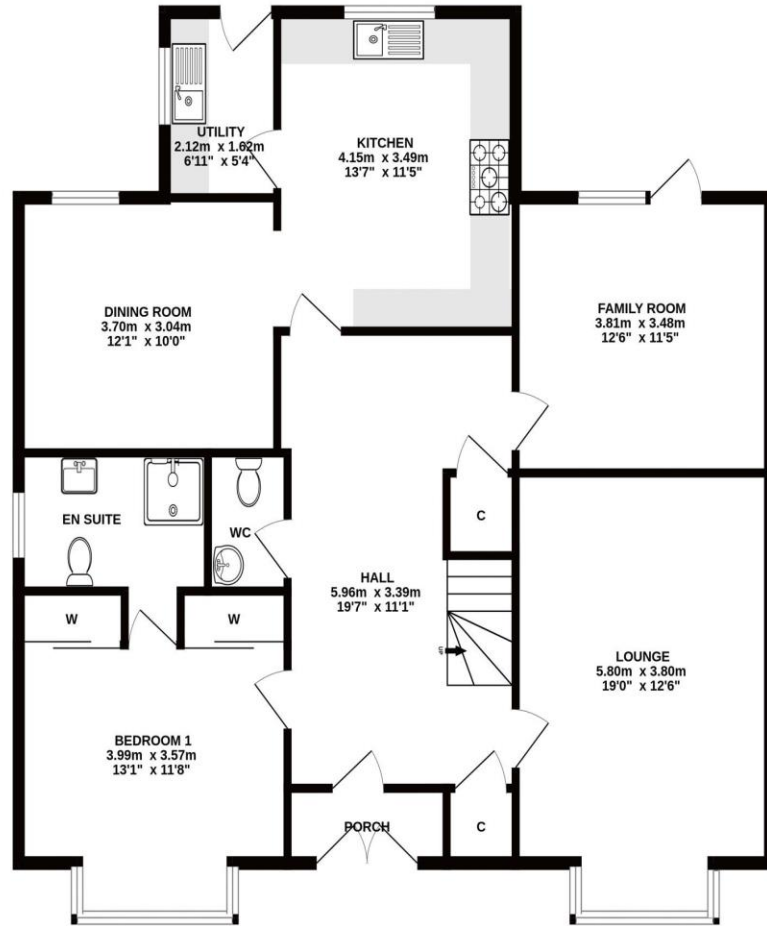




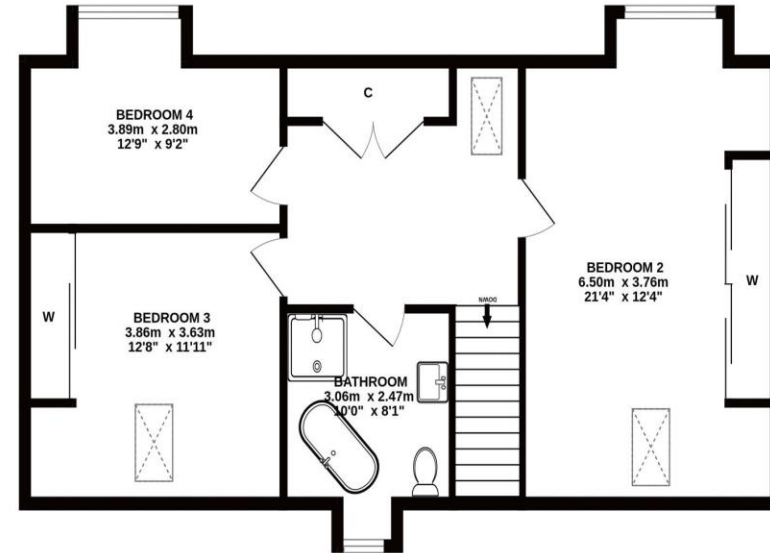


Gross Internal Floor Size 180 m²

GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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9b, Irvine KA12 8AG
Tel: 01294 44 67 88
Email: irvine@donaldross.co.uk
www.donaldross.co.uk

Donald Ross Estate Agents Limited,
Registered in Scotland No.SC290184
Directors: Jacqueline Miller, Fraser Stewart.

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