



## 12 Capringstone Foot, Girdle Toll

Offers in excess of £130,000

DONALD  
**ROSS**  
RESIDENTIAL





## 12 Capringstone Foot

Girdle Toll, Irvine

Donald Ross welcome to the market 12 Capringstone Foot, Girdle Toll which is a delightful three bedroom semi detached villa, set on a generous plot in a sought-after residential area of Irvine

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Lounge Located on the Upper Floor, Providing a Comfortable Area for Relaxation.
- Bright Conservatory Offering Additional Living Space with Views of the Garden.
- Split Over One and a Half Levels
- Modern Kitchen
- Three Double Bedrooms
- Modern Shower Room – Stylishly Finished with Modern Tiling
- Double Glazed & Gas Central Heating
- Driveway to Rear
- Schools – Within Walking Distance to Annick Primary and Lawthorn Primary Schools.
- Set on a Generous Plot, Offering Ample Space for Family Living

















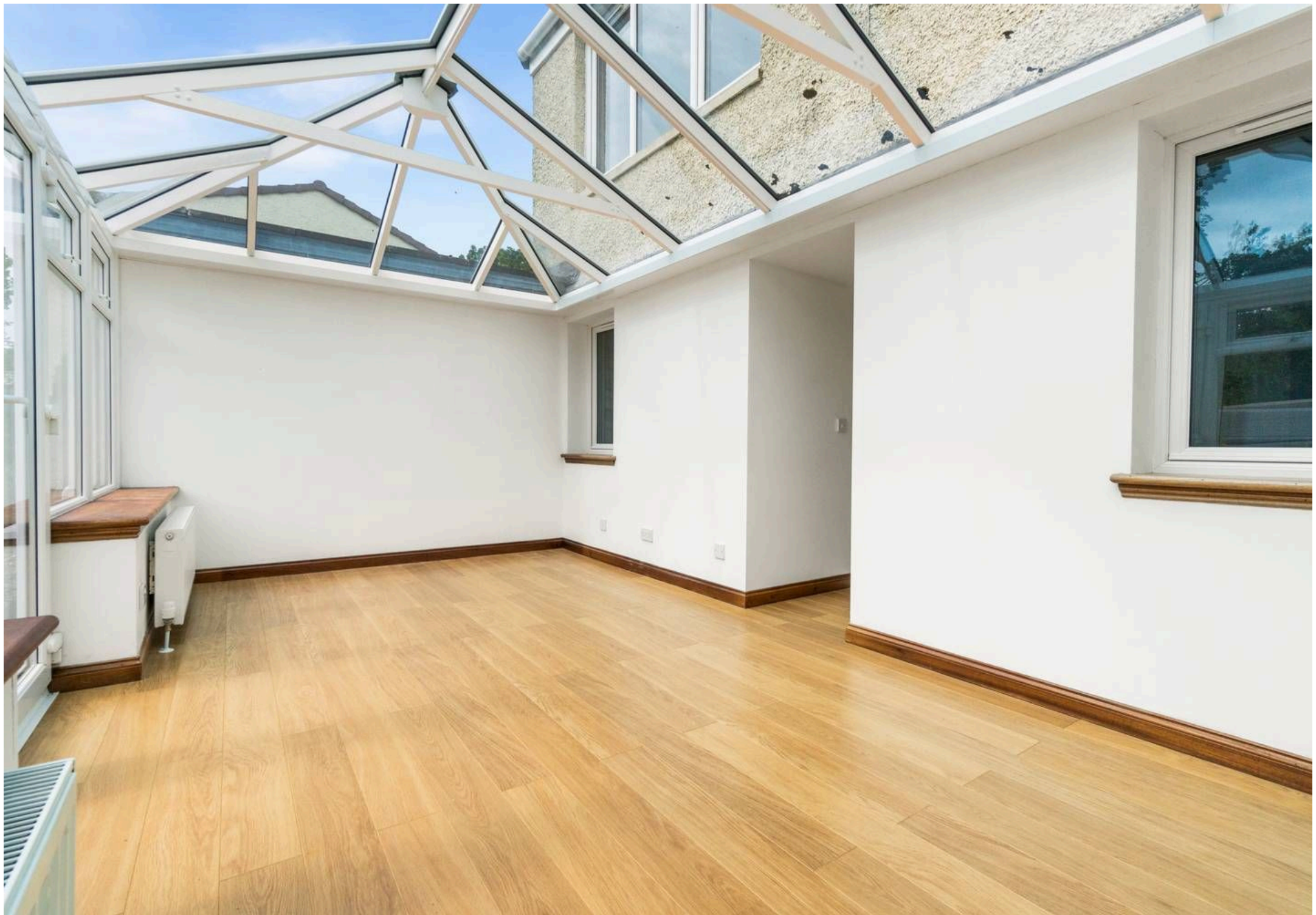
































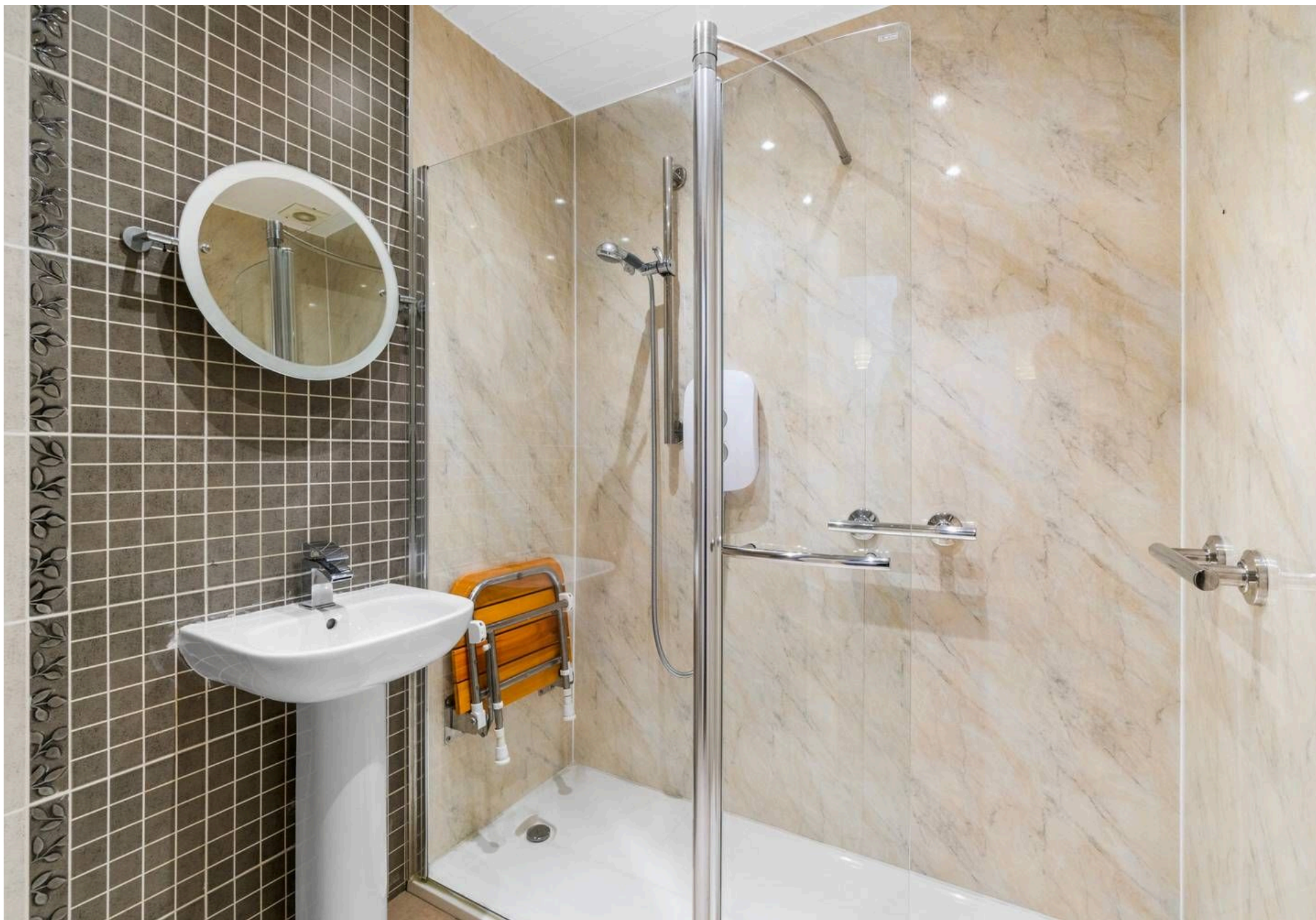




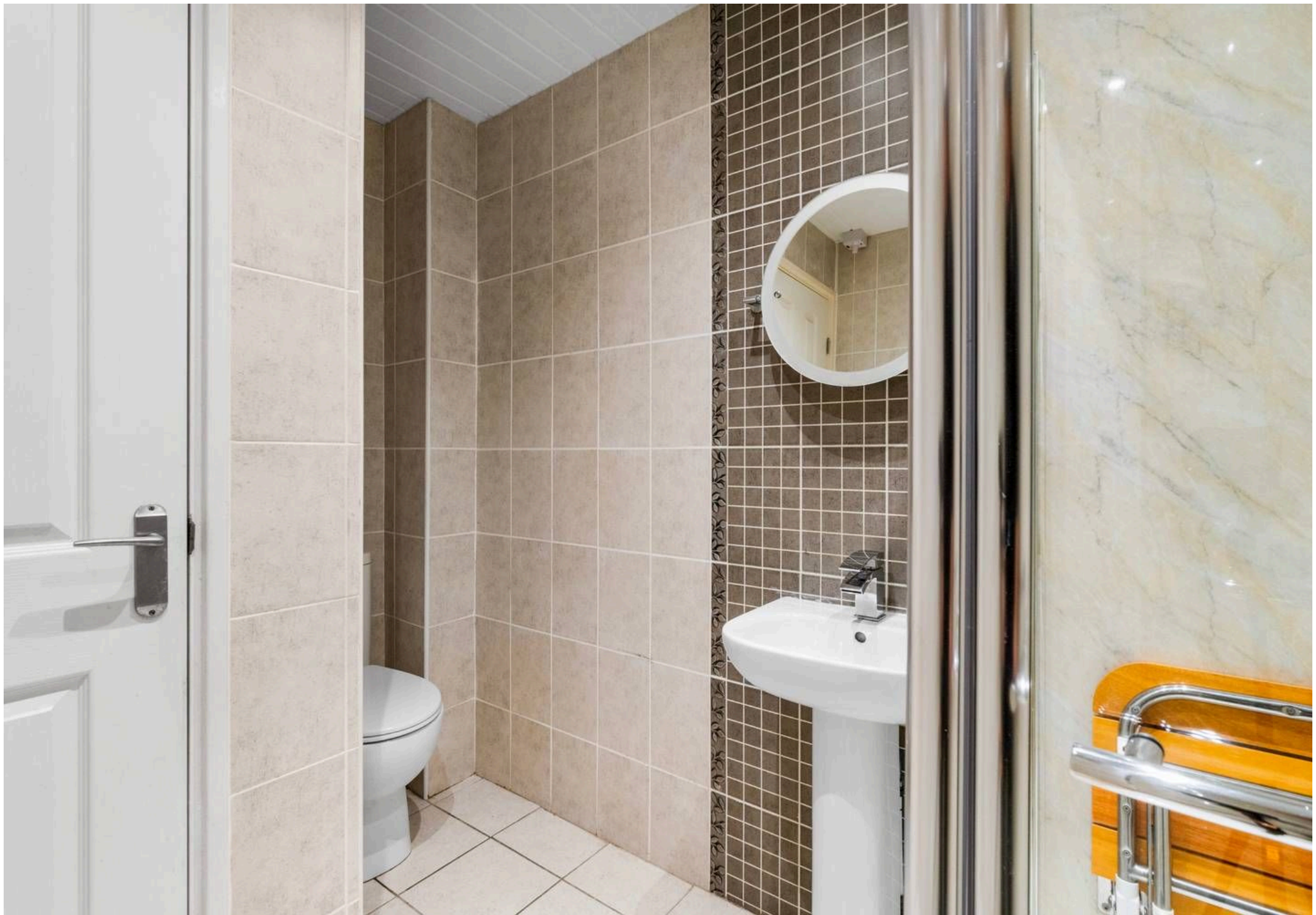












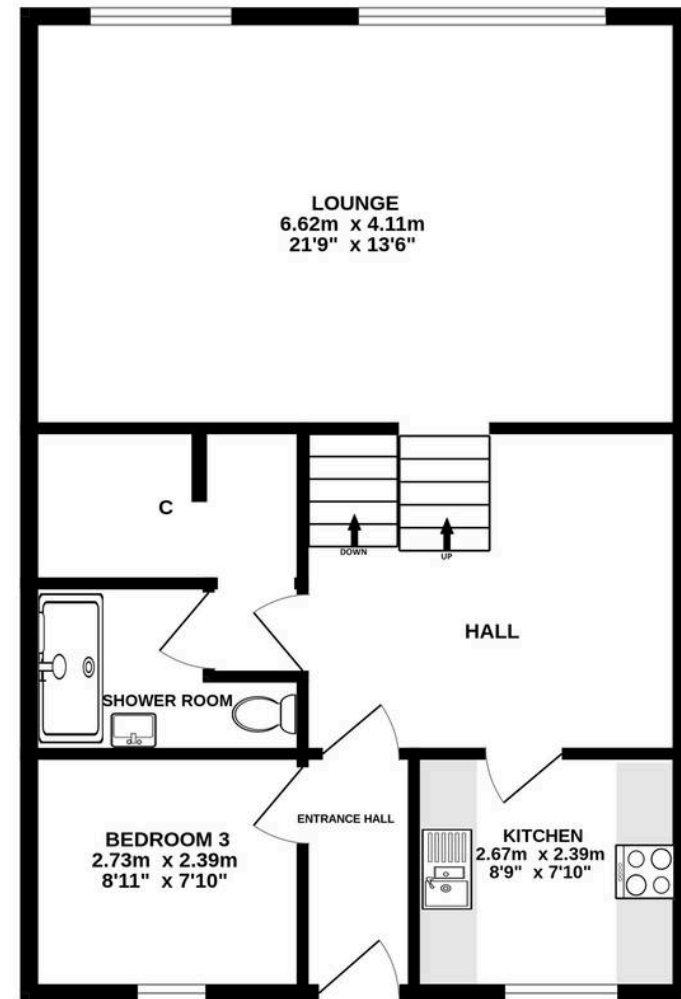
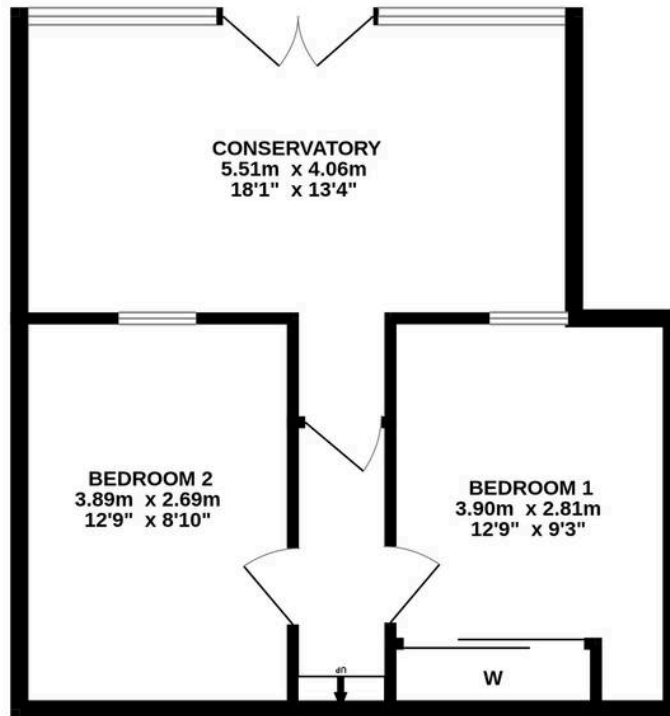






## GROUND FLOOR

### LOWER GROUND



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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## Donald Ross Residential Irvine

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