



7 Merrick Place, Bourtreehill South

In Excess of £95,000

DONALD
ROSS
RESIDENTIAL



7 Merrick Place

Bourtreehill South, Irvine

Donald Ross bring to the market this beautifully present and spacious three-bedroom end-terrace villa at 7 Merrick Place, Bourtreehill. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious Three Bedroom Villa
- End-terrace villa
- Large Kitchen with Dining Area
- Tastefully Decorated Throughout
- Downstairs WC and Separate Shower Room
- Landscaped South-facing Rear Garden
- Close to Local sShools – within walking distance of St John Ogilvie Primary and catchment for Greenwood Academy
- Convenient Public Transport – well-served by local bus routes with easy access to Irvine, Kilmarnock, Glasgow
- On Street Parking
- Early Viewings Advised









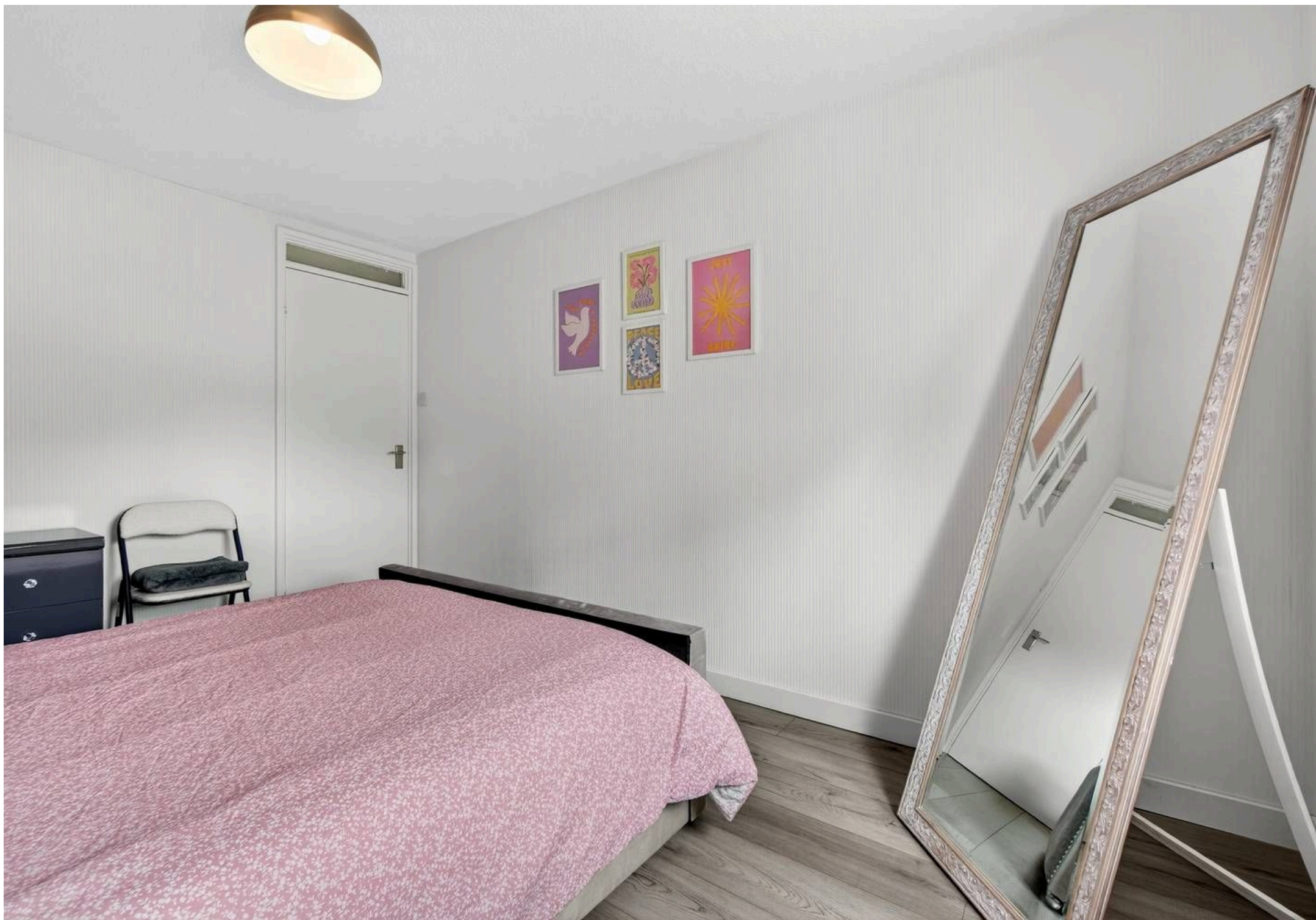


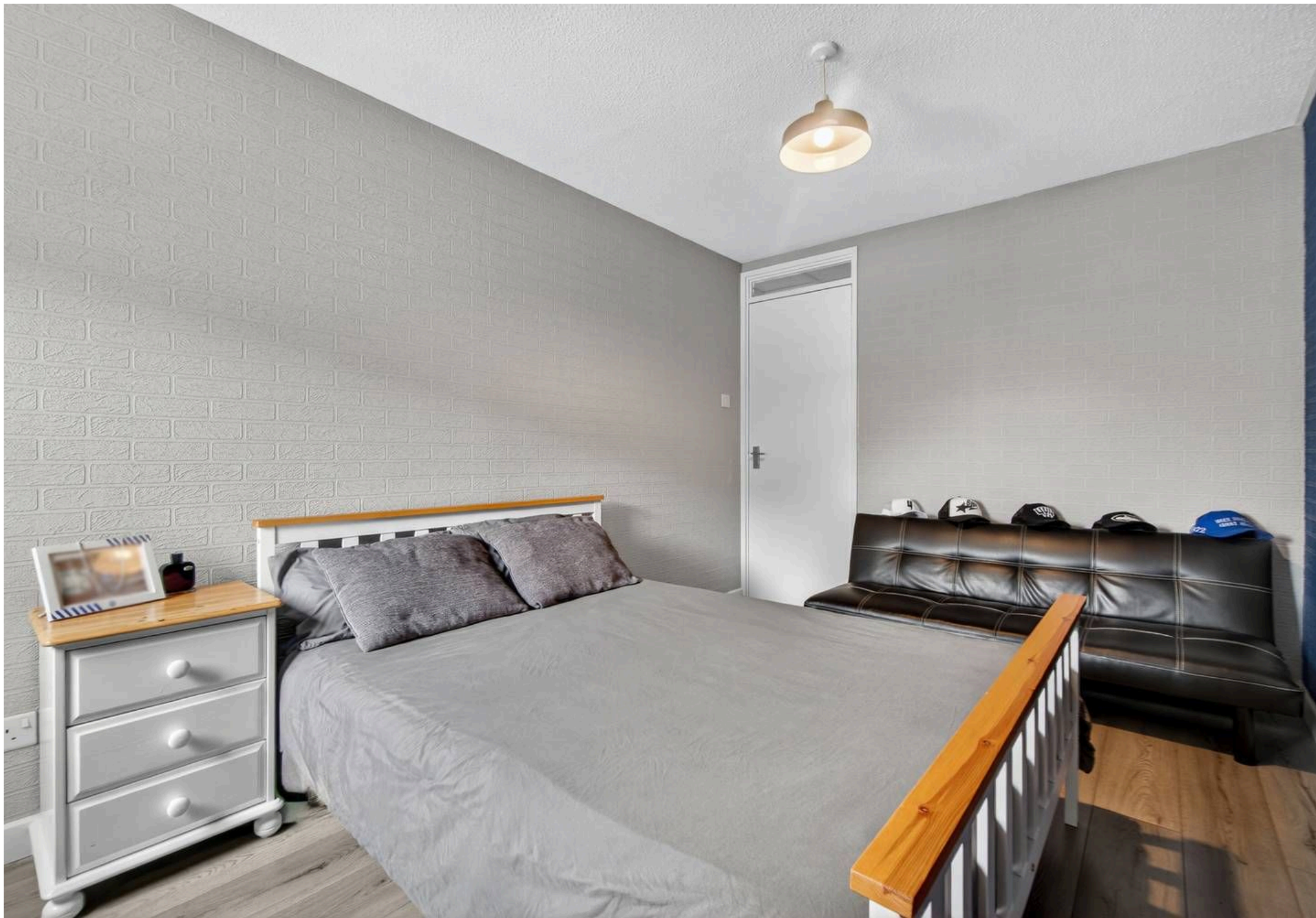






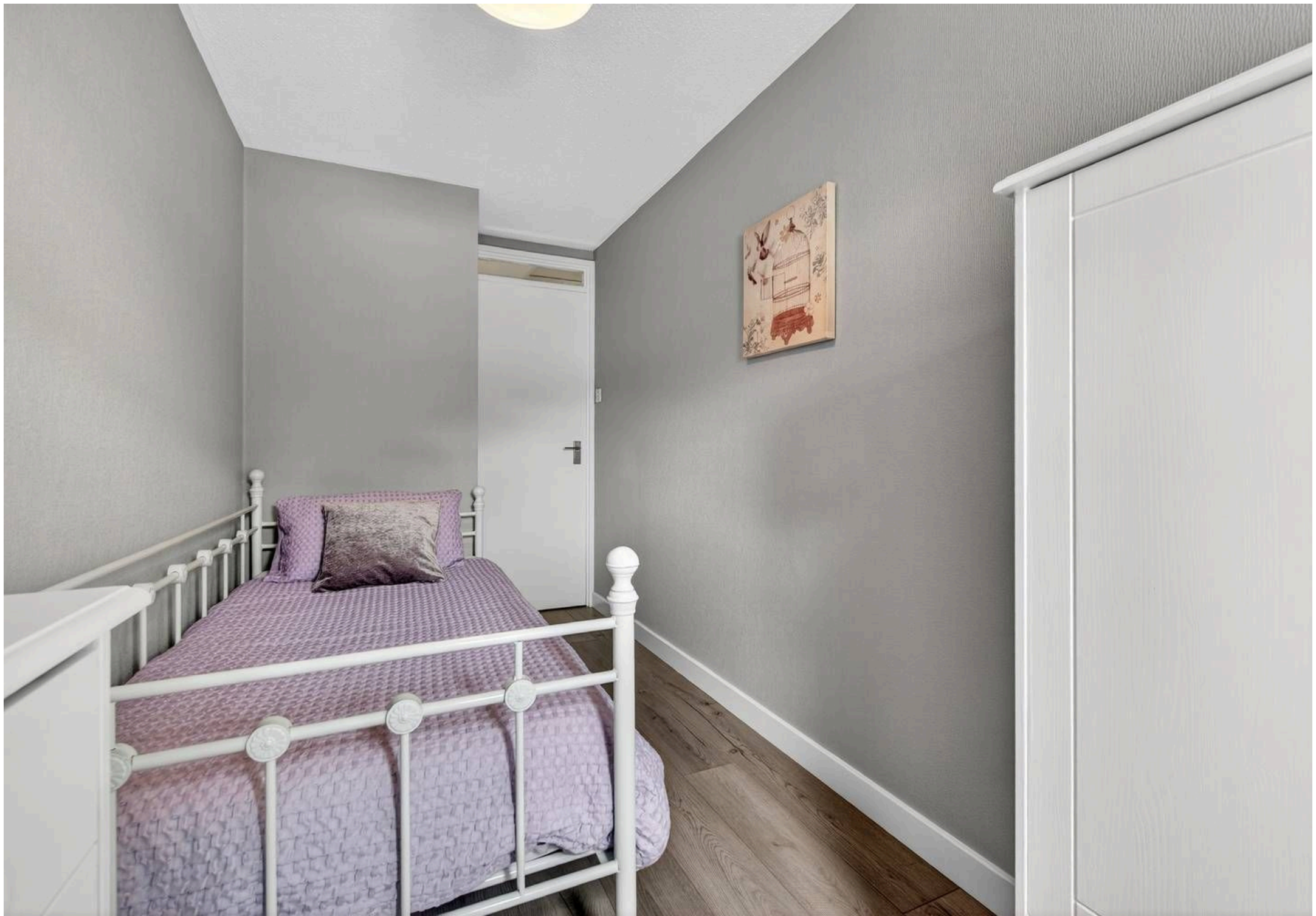




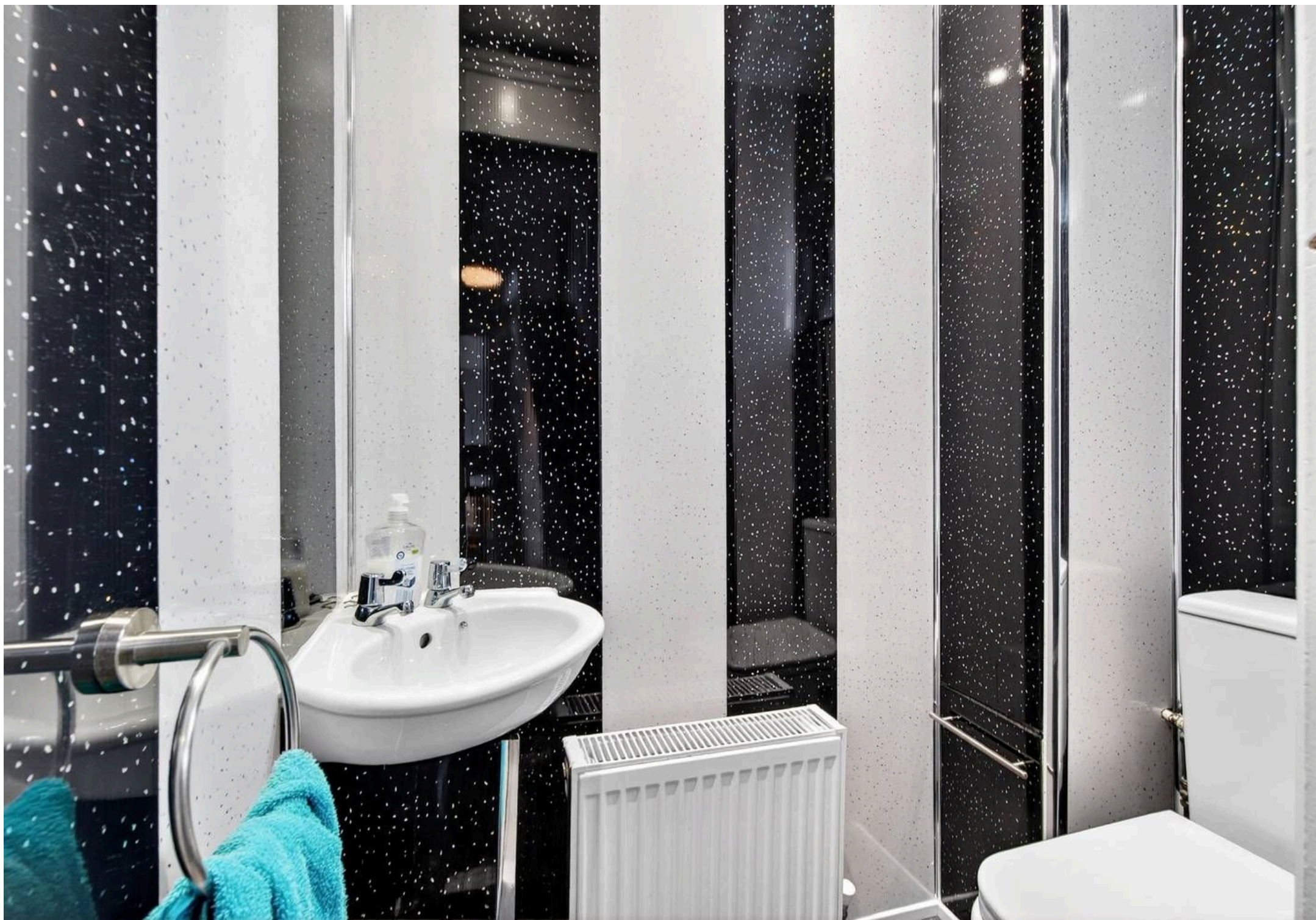
















Donald Ross Residential Irvine

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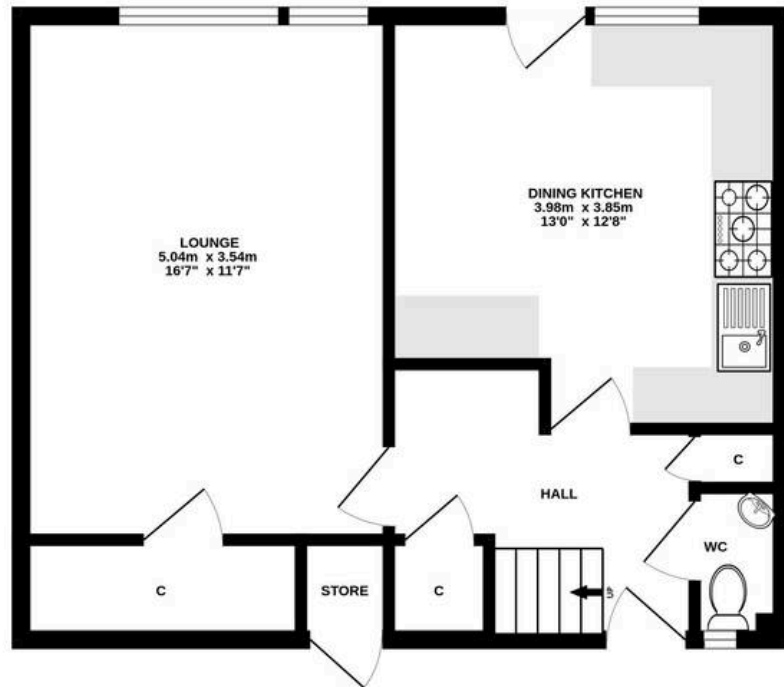
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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.

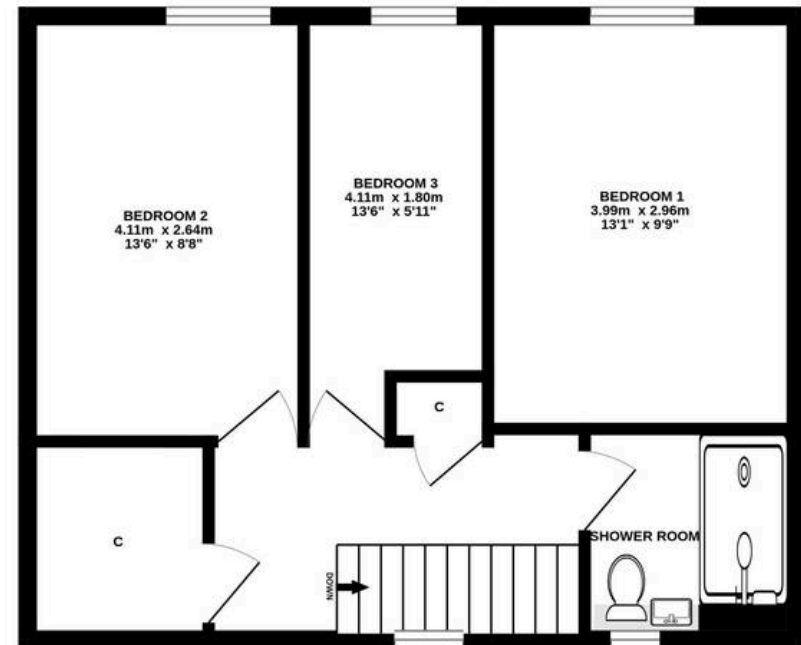




GROUND FLOOR



1ST FLOOR



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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