



6 Titchfield Way, Girdle Toll

In Excess of **£160,000**

DONALD
ROSS
RESIDENTIAL



6 Titchfield Way

Girdle Toll, Irvine

Donald Ross present to the market this spacious 3-bedroom linked-detached bungalow in sought-after Girdle Toll, offering single-level living with plenty of natural light.

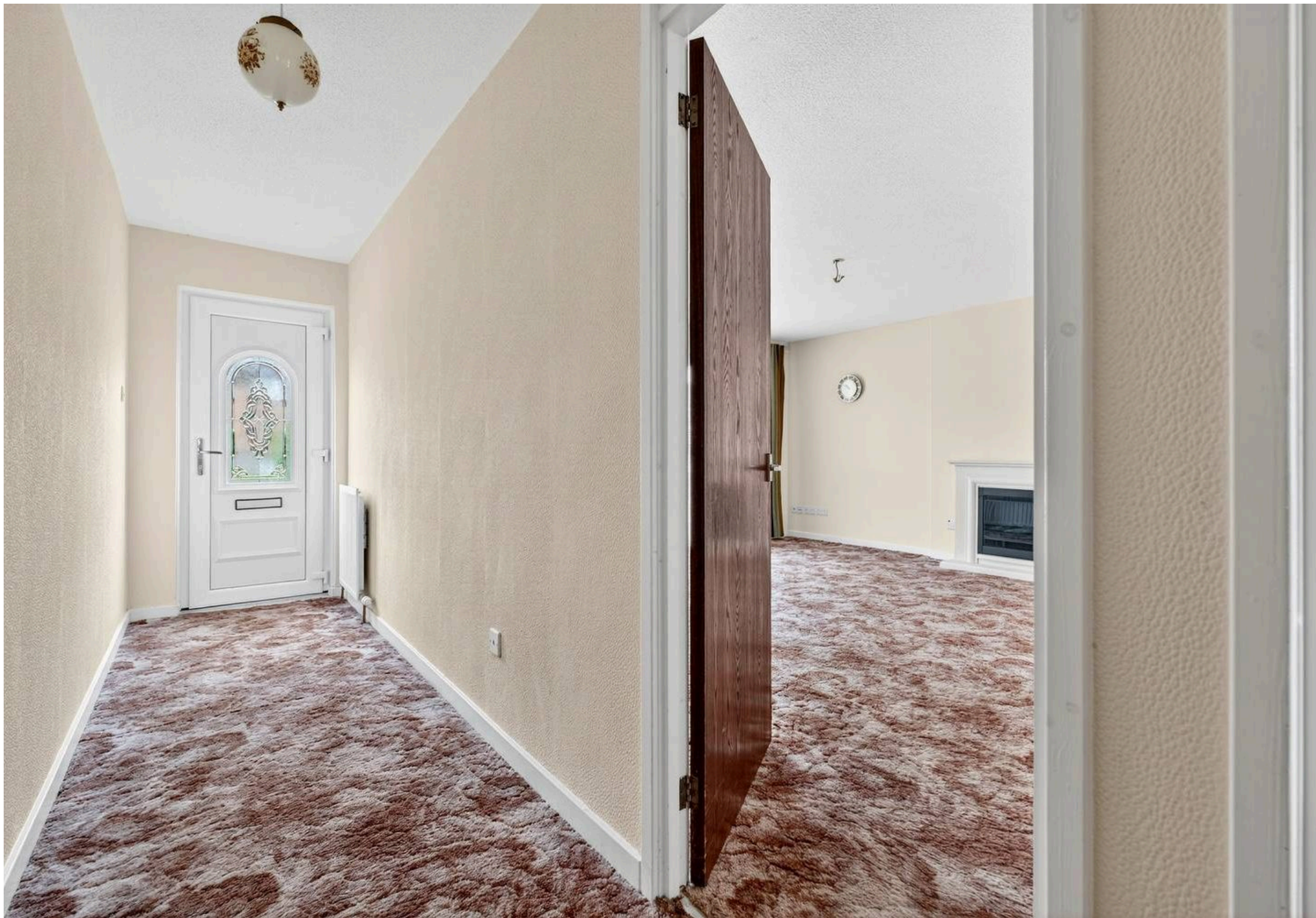
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious 3-bedroom Linked-detached Bungalow – single-level, family-friendly layout.
- Modern Fitted Kitchen with Sleek Finishes and Integrated Appliances
- Contemporary Four-piece Family Bathroom – providing luxury and practicality
- Front-facing Dual Aspect Lounge, offering generous living space with dining area
- Garage with Driveway Parking
- Enclosed Rear Garden, Perfect for Outdoor Living and Privacy
- Double Glazing and Gas Central Heating, enhancing comfort and energy efficiency
- Located in a Popular Residential Area, close to local amenities – Girdle Toll is known as a well-established neighbourhood
- Within Catchment for Primary and Secondary Schools – area includes Annick and Lawthorn primaries
- 10-minute Drive to Irvine Town Centre and Harbourside, providing access to shopping, dining, and scenic waterfront





















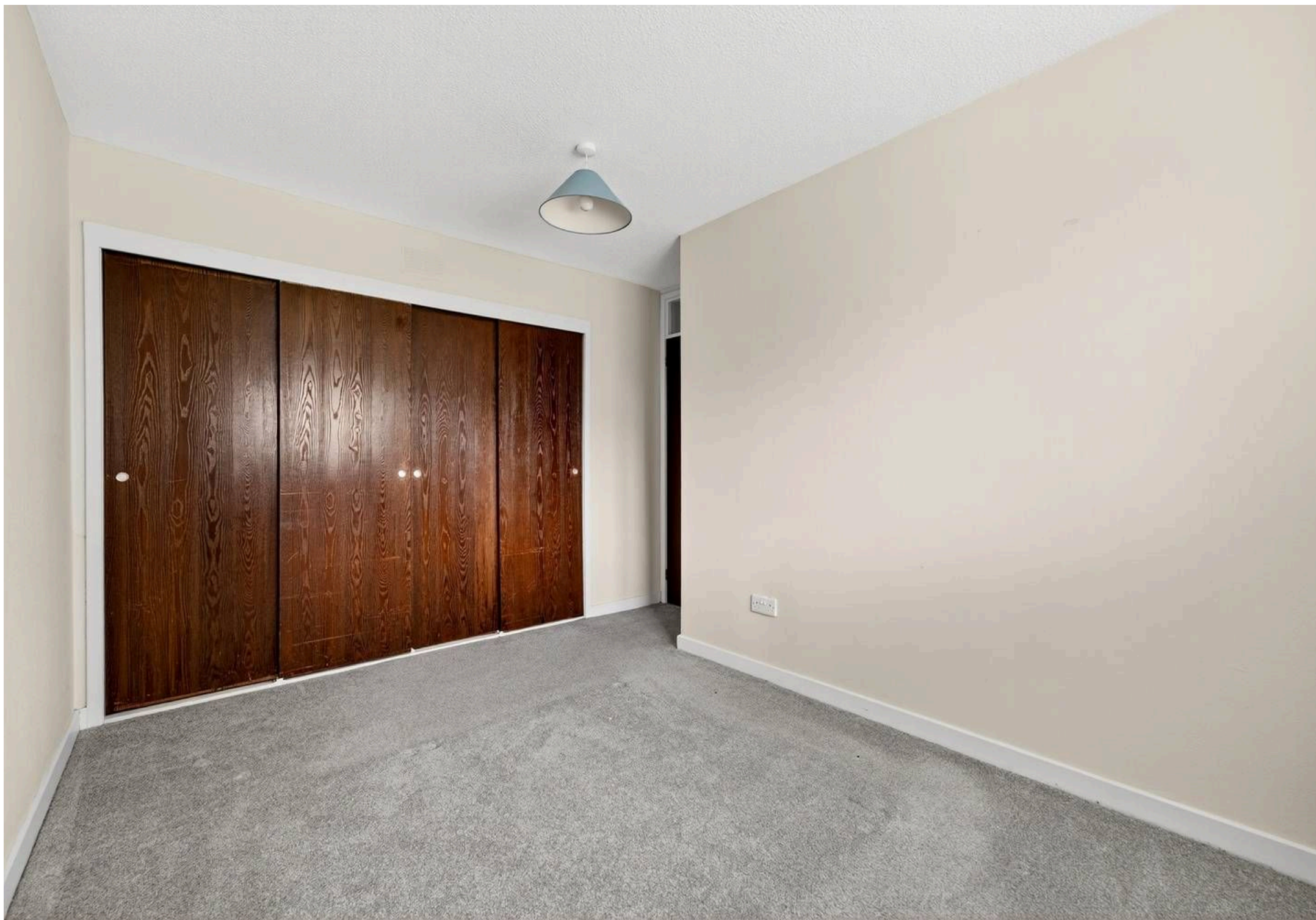














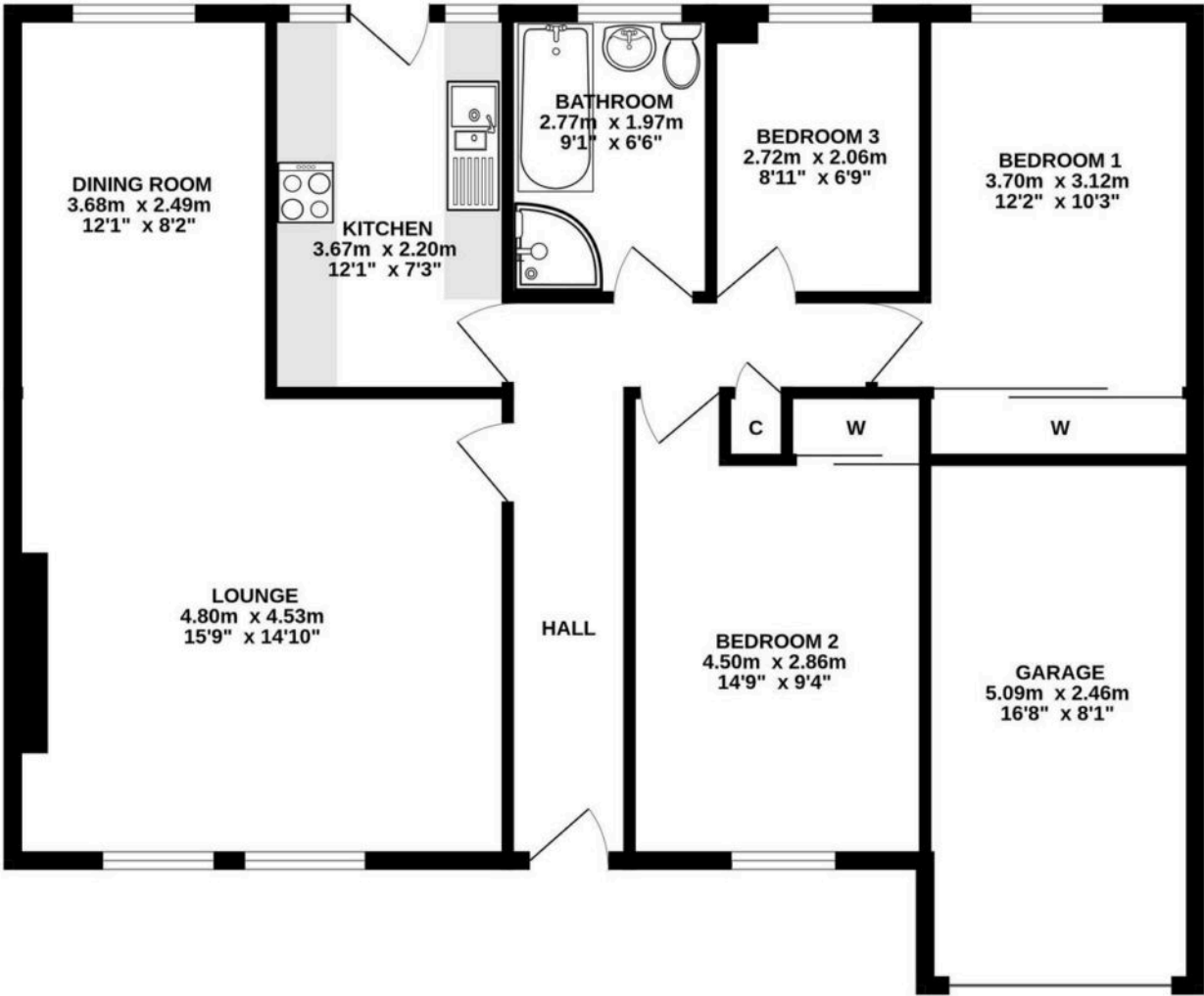








GROUND FLOOR



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.
Made with Metropix ©2025



Donald Ross Residential Irvine

Donald Ross Estate Agents, 9B Riverway Retail Park Riverway – KA12 8AG

01294 446788 • irvine@donaldross.co.uk • www.donaldross.co.uk

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.