



34 West Road, Irvine, KA12 8RE

Offers in Excess of **£160,000**

DONALD
ROSS
RESIDENTIAL



34 West Road

Irvine, KA12 8RE

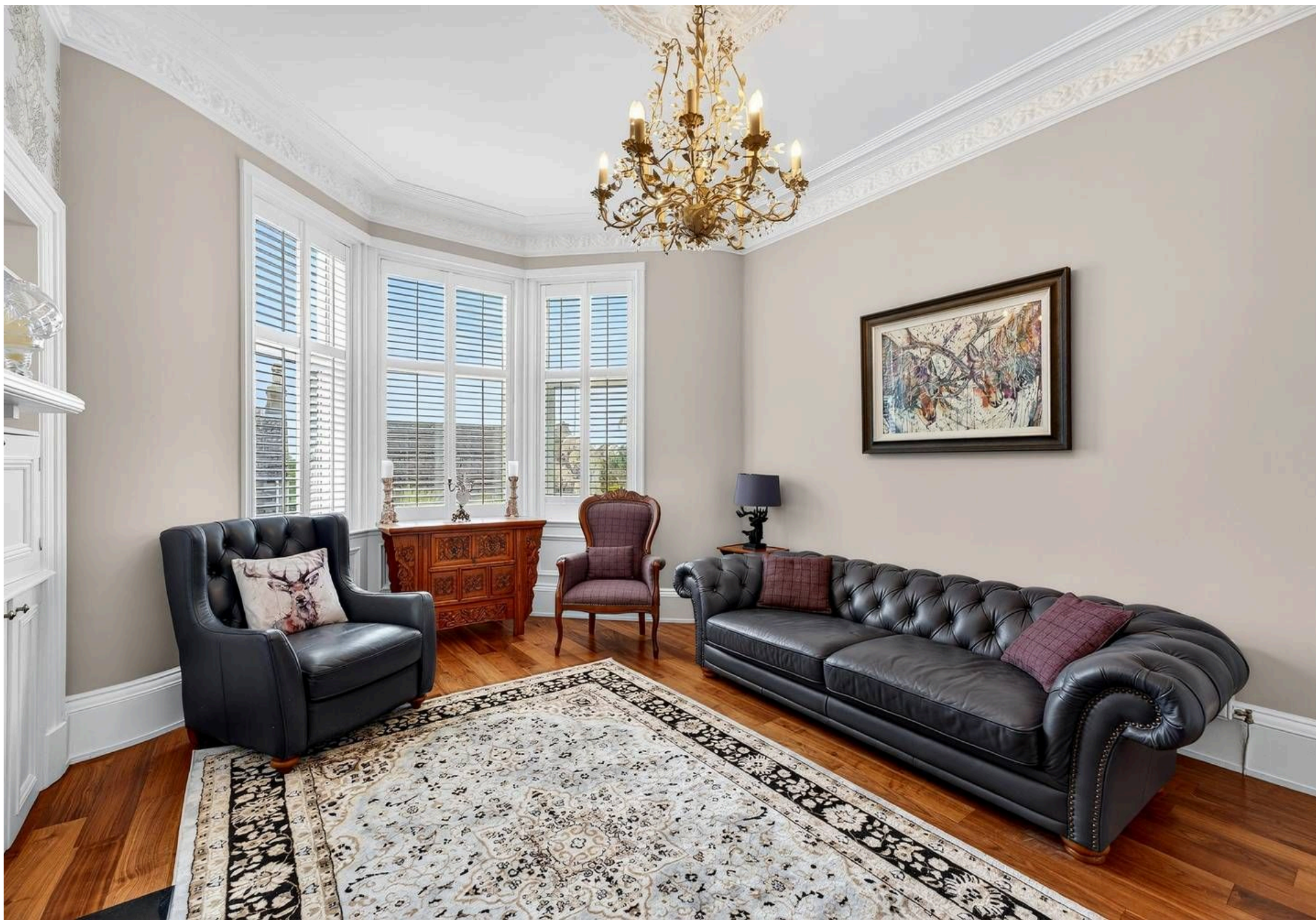
Stunning two bedroom ground floor sandstone conversion with bay window lounge, master en-suite, modern kitchen, private rear garden and outbuilding with office space.

Council Tax band: C

Tenure: Freehold

- Traditional sandstone ground floor conversion
- Beautifully presented in true walk-in condition
- Bright and spacious lounge with feature bay window
- Modern fitted kitchen with quality integrated appliances
- Two double bedrooms including a master with en-suite
- Stylish family bathroom
- Private and enclosed rear garden
- Outbuilding with office space and storage shed
- Retains charming period features throughout
- Popular residential area, close to local amenities and transport links





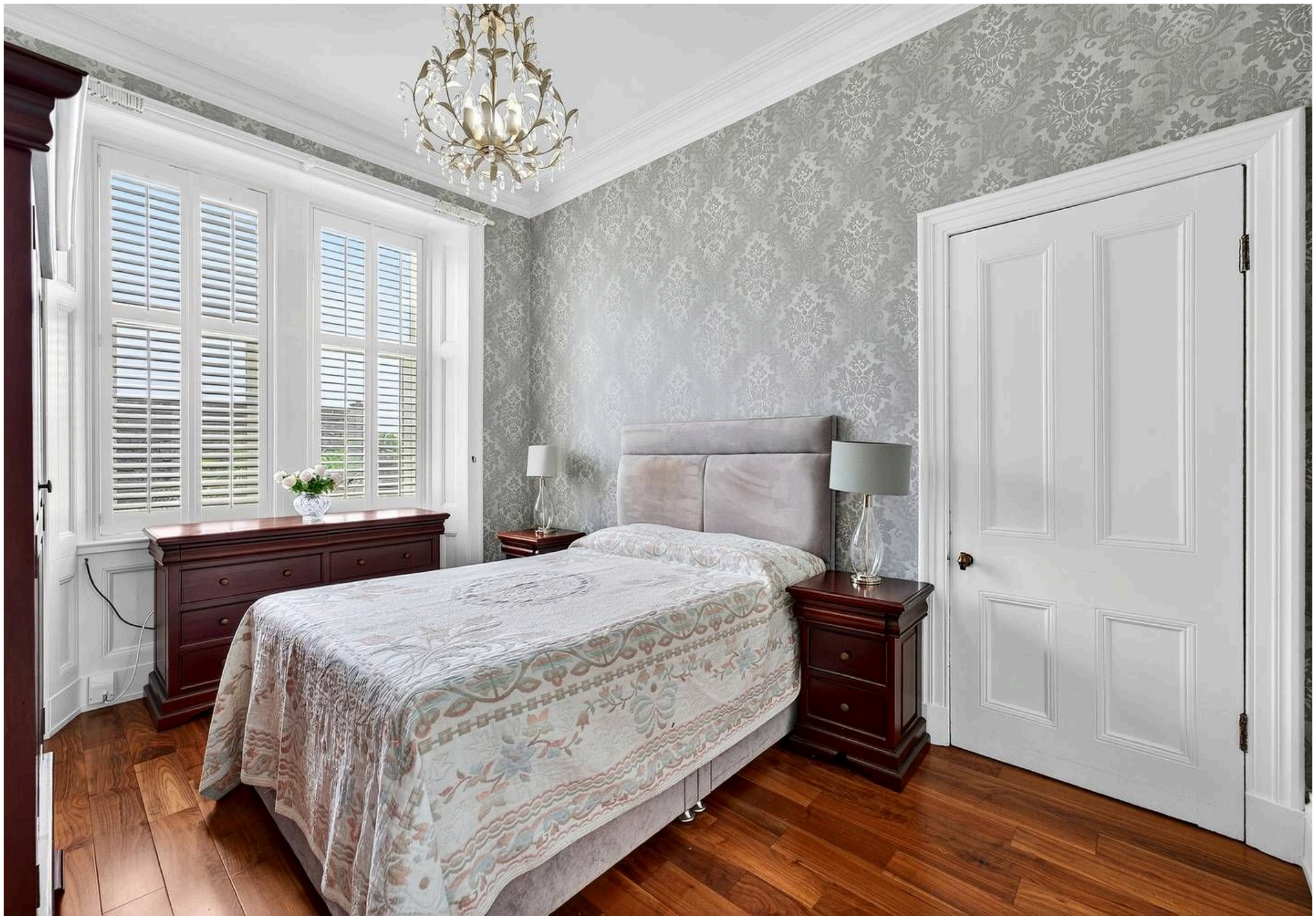


















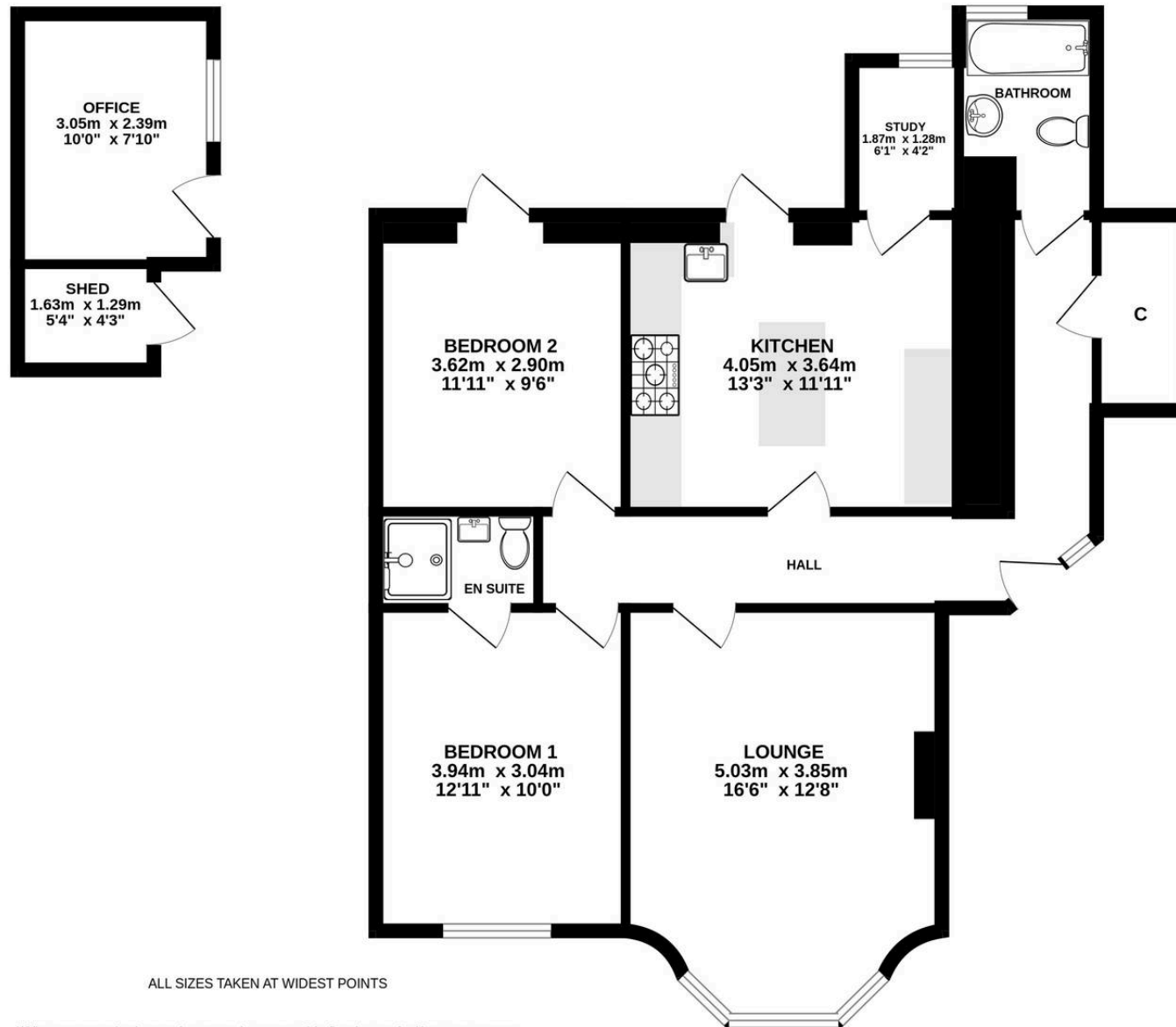












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.