



## 72 Whitlees Court, Ardrossan

In Excess of £160,000

DONALD  
**ROSS**  
RESIDENTIAL





## 72 Whitlees Court

Ardrossan, Ardrossan

Modern three bedroom semi-detached in Ardrossan with open-plan lounge/dining/kitchen, utility, floored loft, garage & driveway, summerhouse & decked garden. Schools close by. Stylish, family-friendly home. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three bedrooms, all comfortable and well-lit
- Open-plan lounge / dining / breakfasting kitchen
- Utility area for extra storage & laundry convenience
- Modern fixtures and décor throughout, move in ready
- Floored loft room – flexible extra living or storage space
- Detached garage + driveway, off-street parking assured
- Decked gardens – great for entertaining & outdoor living
- Summerhouse – ideal retreat or studio space
- Semi-detached villa offering privacy & neighbouring balance
- Walking distance to local schools – practical for families












































































































# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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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