



7 Shiel Place, Irvine

In Excess of £110,000

DONALD
ROSS
RESIDENTIAL



7 Shiel Place

Irvine, Irvine

Four bedroom mid-terrace family home (1 bed downstairs) with modern dining kitchen, upstairs bathroom, front & rear gardens, on-street parking, close to schools & town centre. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four bedrooms (one on ground floor)
- Modern dining kitchen with integrated fittings
- First-floor family bathroom
- Bright, airy living spaces
- Front and rear garden areas
- On-street parking to rear
- Double glazing
- Conveniently located to primary & secondary schools
- Walking distance to Irvine town centre
- Quiet residential street in Castlepark locale







































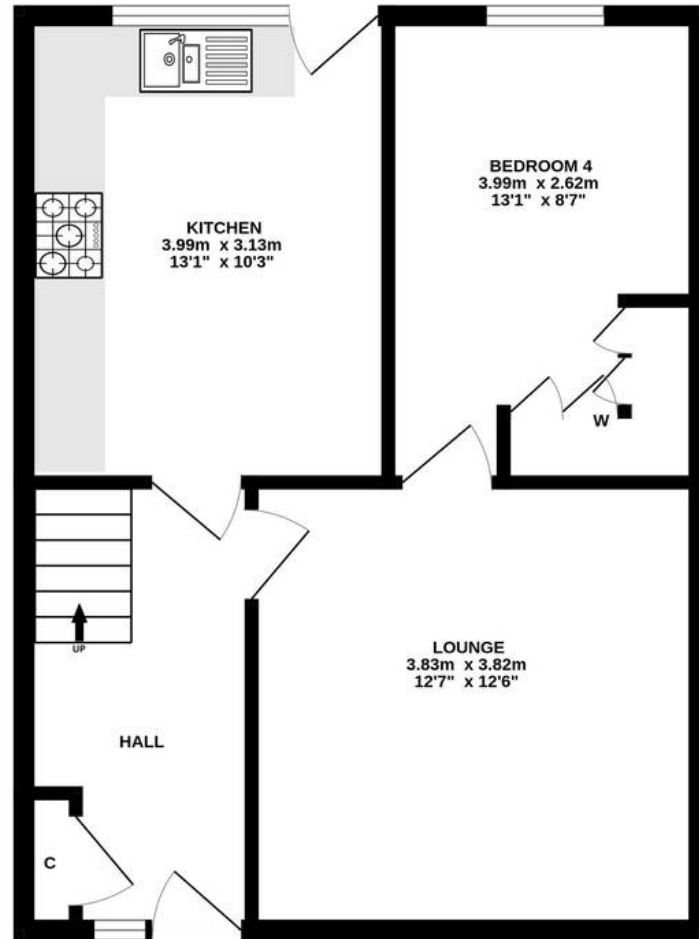




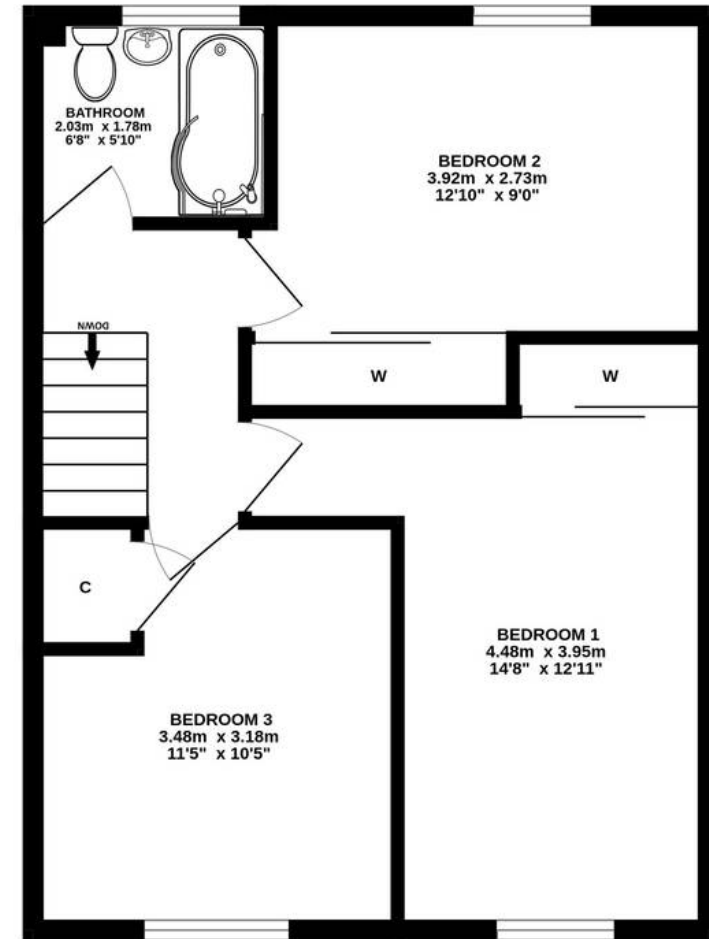
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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