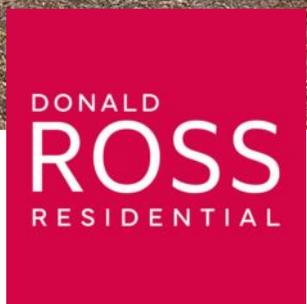




14 Aberlour Place, Lawthorn

In Excess of £150,000





14 Aberlour Place

Lawthorn, Irvine

Three bedroom mid-terrace villa in quiet cul-de-sac, with downstairs bedroom & shower, gardens & upstairs WC

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedrooms (one on ground floor)
- Ground-floor shower room (wet room style)
- First-floor WC
- Spacious lounge with integrated dining area
- Front and rear gardens
- On-street parking
- Quiet cul-de-sac position
- Flexible layout for various uses
- Bright, light-filled interiors
- Convenient location near schools, transport & amenities





















































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

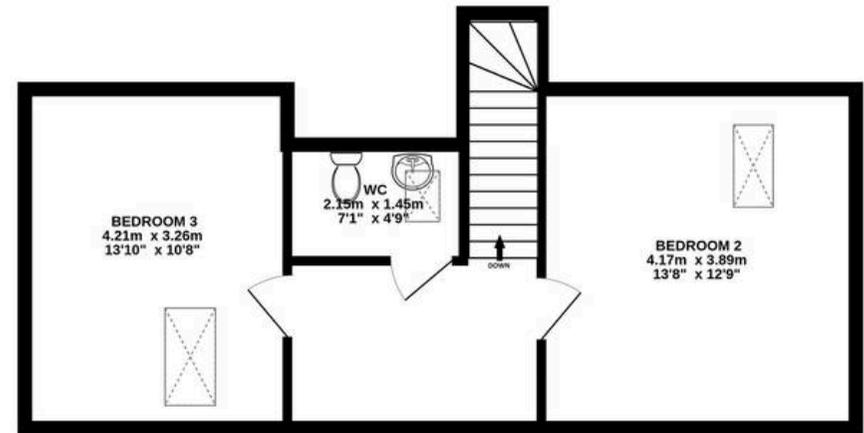
EU Directive
2002/91/EC



GROUND FLOOR



1ST FLOOR



ALL 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.
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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.