



40 Dockers Gardens, Ardrossan

Ardrossan

In Excess of £85,000



## 40 Dockers Gardens

Ardrossan, Ardrossan

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Private Parking
- Secure Entry System
- Electric Heating
- Two Bedrooms
- Lounge with Parisian Balcony
- Hallway
- Popular Residential Area
- Bathroom, En-suite
- Contemporary Kitchen
- Central Location to all Local Amenities







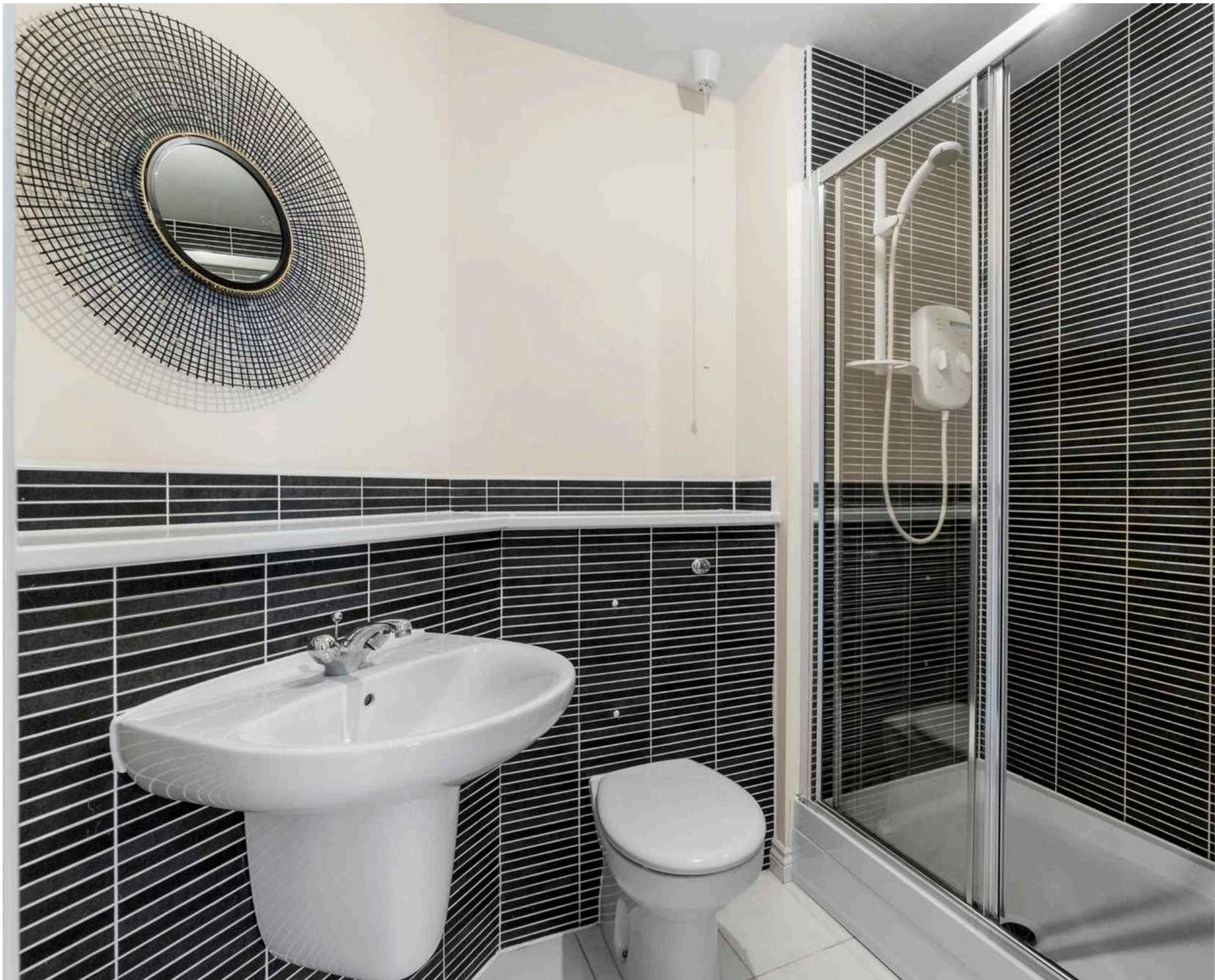










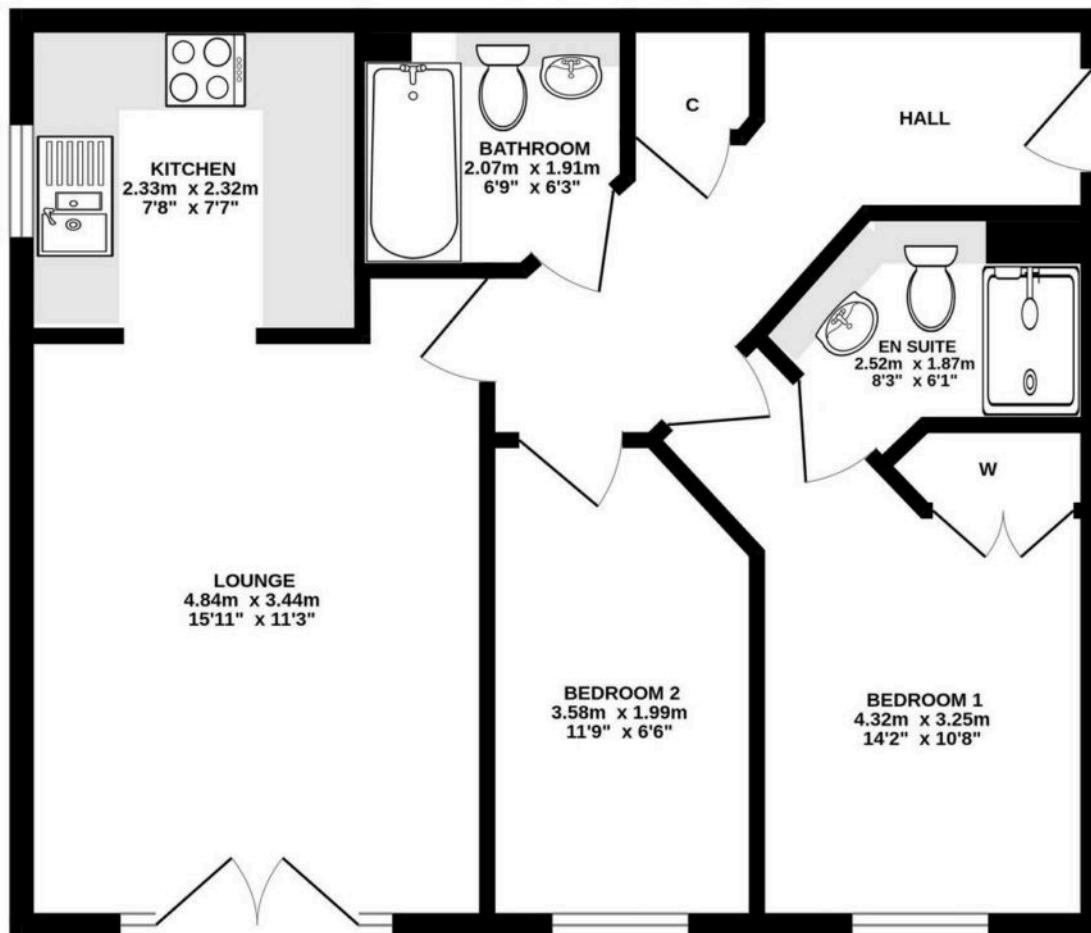








## 2ND FLOOR



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.  
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](mailto:irvine@donaldross.co.uk) • [www.donaldross.co.uk](http://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.