



**49 Burns Crescent, Girdle Toll**

In Excess of **£70,000**

DONALD  
**ROSS**  
RESIDENTIAL





## 49 Burns Crescent

Girdle Toll, Irvine

Spacious 3-bed ground-floor flat in Irvine with modern kitchen and shower room, driveway for 3 cars and large private rear garden – ideal for family living or shared occupancy.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three well-proportioned bedrooms – flexible layout for family or sharers
- Ground-floor flat – ease of access and single-level living
- Modern fitted kitchen – practical and contemporary
- Sleek shower room – updated and low maintenance
- Spacious living area and overall generous floor-plan
- Private driveway with space for up to three cars – convenient parking
- Large private rear garden – great for relaxation or outdoor use
- Bright and airy interior – good natural light and comfortable feel
- Excellent for family living or sharers seeking space and privacy
- Located in Irvine – with access to coastal amenities, good transport links, schools, shops and local leisure











































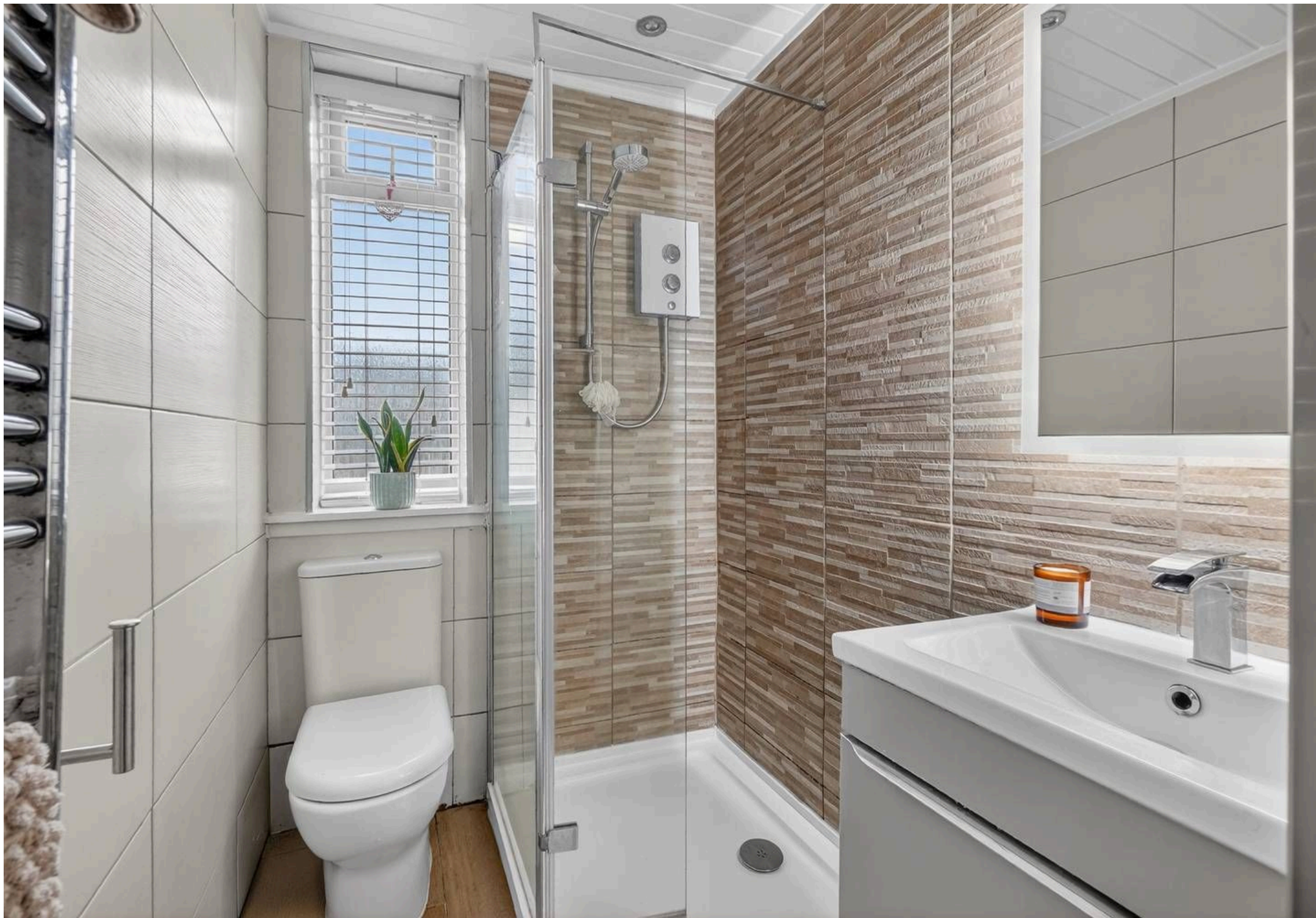


























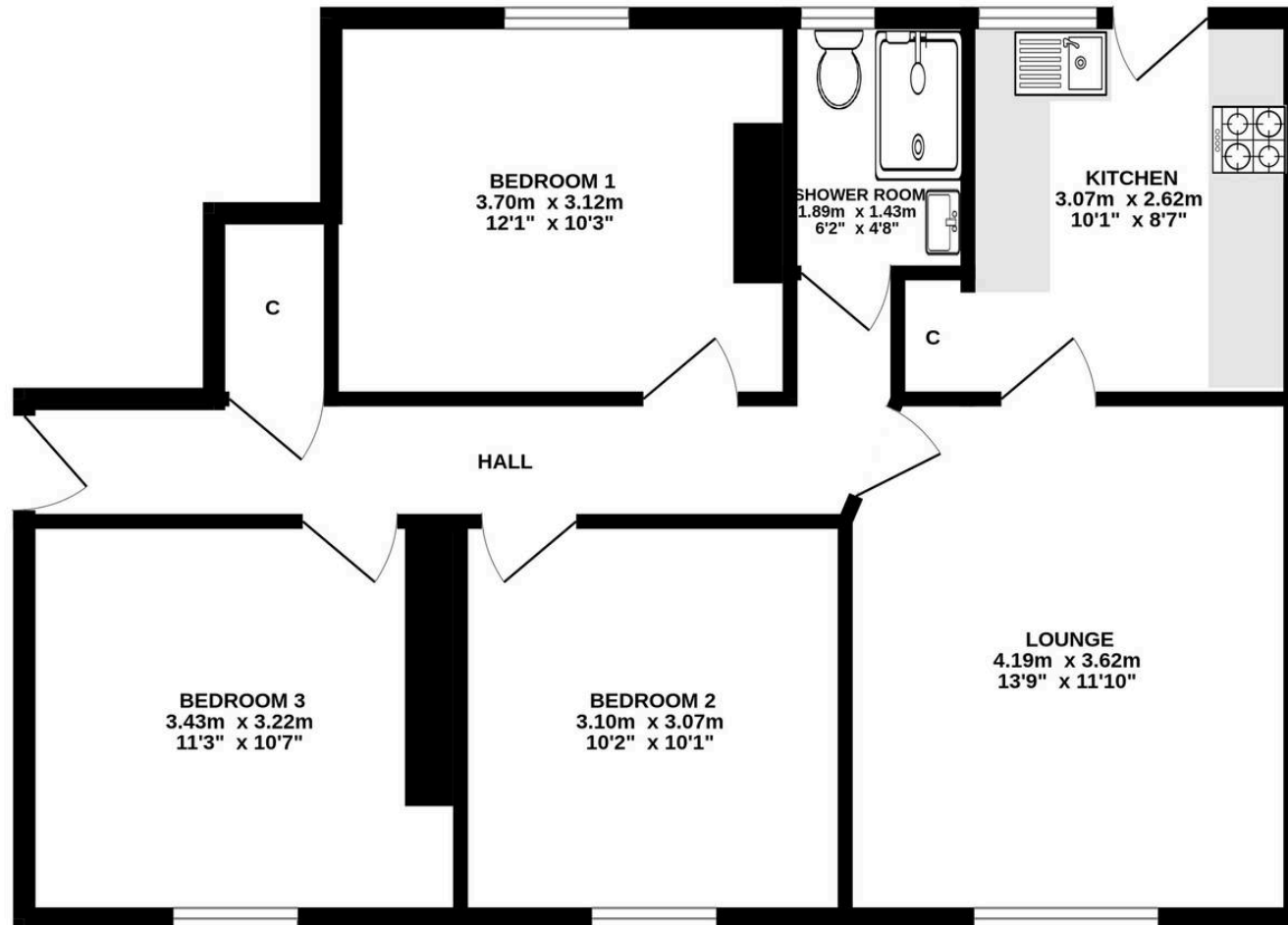








# GROUND FLOOR



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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## Donald Ross Residential Irvine

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