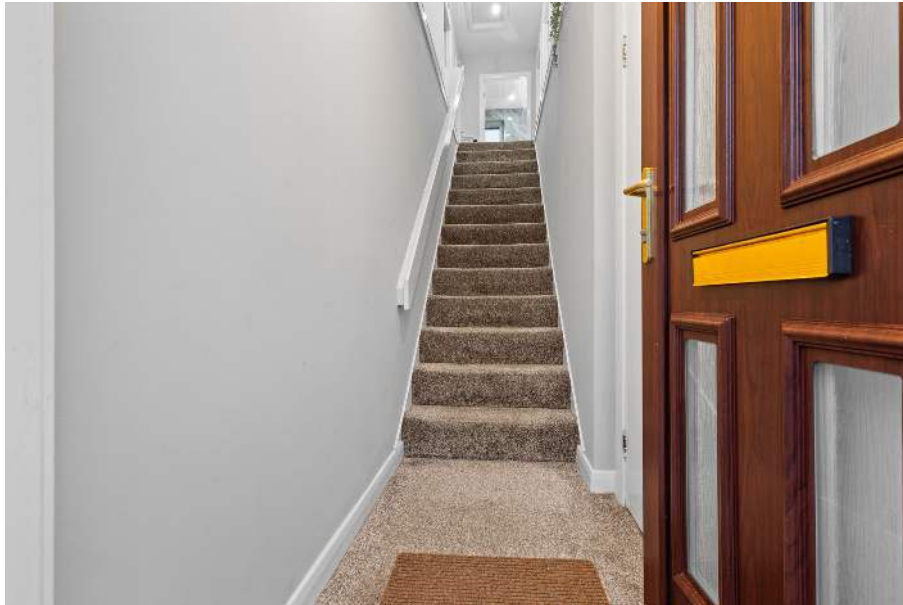




# 30 Dalrymple Court, Irvine, KA12 0PQ

Offers Over £85,000

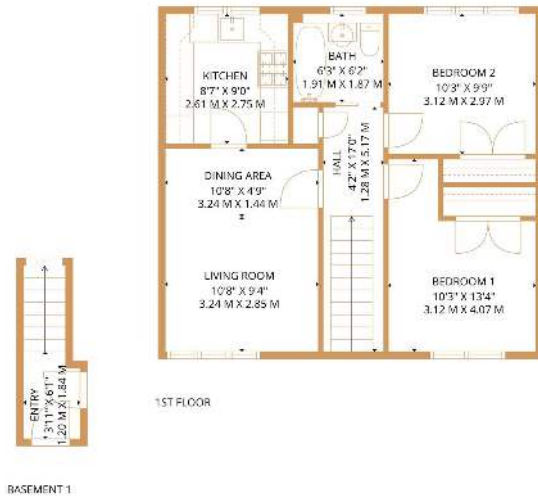
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- Upper cottage flat
- Sought after location
- Contemporary family bathroom
- Ample storage
- EPC Band C (76)
- 2 Generous double bedrooms
- Modern fitted kitchen
- Walk-in condition
- Residents parking (non allocated)
- Council Tax Band B



Charming 2-bedroom spacious upper cottage flat situated in a prime popular and peaceful residential area of Irvine, this delightful property combines modern comfort with an enviable sought-after location.



TOTAL: 644 sq. ft., 60 m<sup>2</sup>  
 BELOW GRADE: 41 sq. ft., 4 m<sup>2</sup>, 1st Floor: 603 sq. ft., 56 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 67 sq. ft., 6 m<sup>2</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements