



1

Bedroom



1

Bathroom



Welcome to 109 Main Street, Dreghorn. Presented by Property Matters, this delightful one-bedroom end terraced home offers good sized accommodation on a single level. Upgraded by the current owners to include modern kitchen and shower room. The property is also complemented with its own garden area. Early viewing is advised.

As you step through the front door, you are greeted by a welcoming entrance vestibule leading into the bright and airy lounge with front facing window, from the lounge there is an internal hall giving access to the double bedroom, a well-appointed kitchen with access to the rear garden, and modern shower room.

The property has its own garden area which has been hard landscaped for easy maintenance. There is also a grassed communal area and shared outhouse.

Location:

Set in the highly sought-after village of Dreghorn, this home is ideally located for commuters with easy access to the A77/M77, offering convenient connections to Glasgow and the wider Ayrshire area. The village itself boasts a range of local amenities, including shops, eateries, a doctor's office, and a dentist. Families will appreciate the proximity to primary and secondary schools.

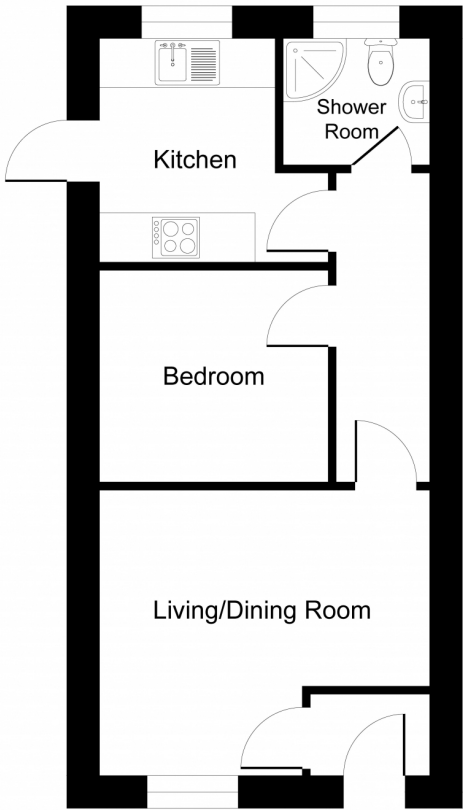
Room Dimensions (Approx & Taken from Widest Point):

- Vestibule: 1.15m x 0.99m
- Lounge: 3.97m x 3.85m
- Kitchen: 3.44m x 2.91m
- Shower Room: 1.71m x 1.54m
- Bedroom : 2.96m x 2.44m

Viewings: Strictly by appointment.


PARTICULARS:- Property Matters Ltd for themselves and for the sellers of this property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Property Matters Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS:- Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 109 Main Street, KA11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

