



91 Broomlands Road, Dregghorn

In Excess of £97,500

DONALD
ROSS
RESIDENTIAL



91 Broomlands Road

Dreghorn, Irvine

Stylish three bedroom mid-terrace villa with a beautiful kitchen, modern shower room and both front & rear gardens. Ideal family home in quiet area of Dreghorn.

Council Tax band: B

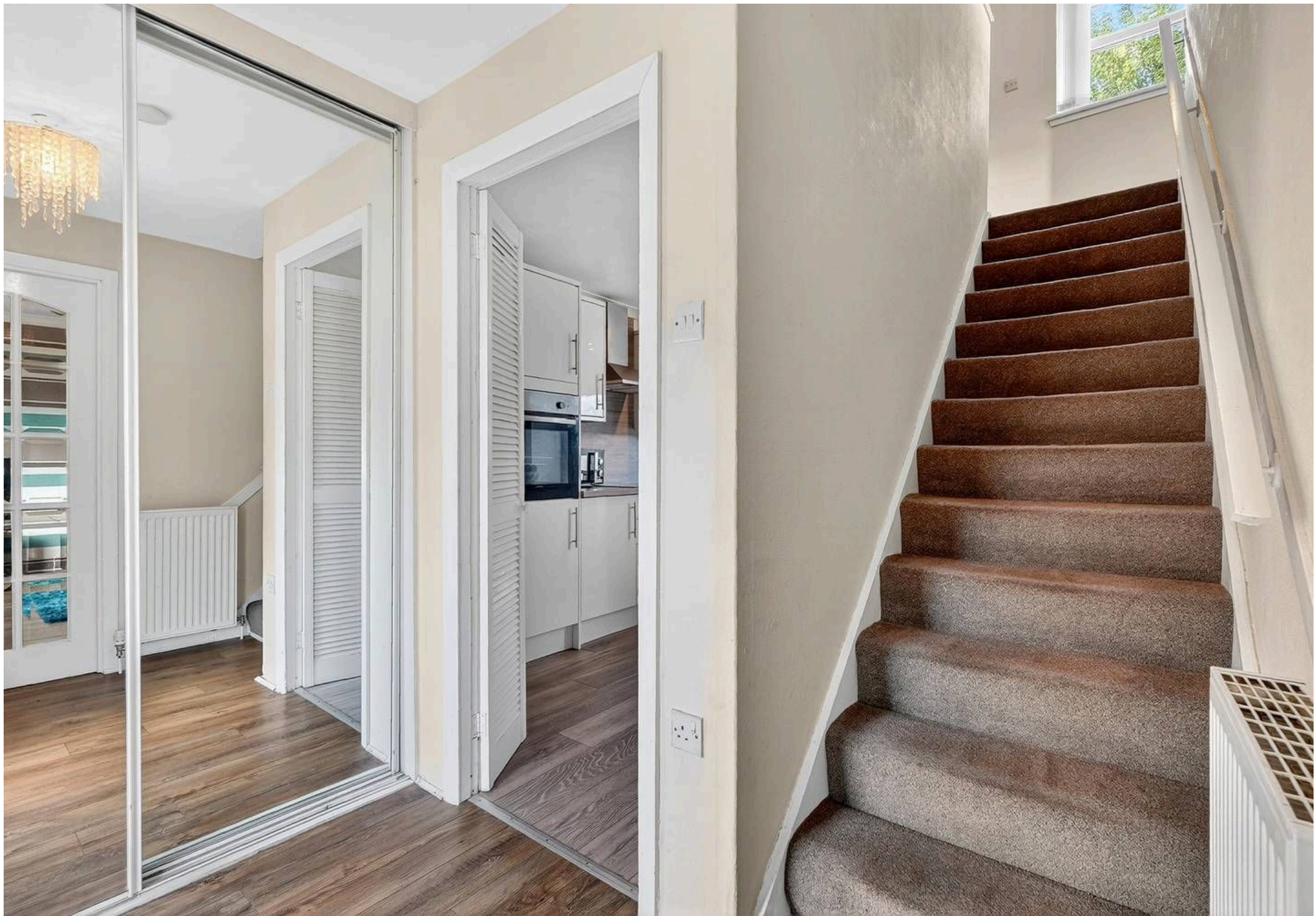
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three well sized Bedrooms.
- Beautifully appointed modern kitchen.
- Contemporary shower room.
- Front garden enhancing curb appeal.
- Rear garden for outdoor living.
- Mid-terrace layout, efficient and cosy.
- Gas Central Heating & Double Glazed.
- Proximity to local schools and village amenities.
- Quiet location near Annick Valley Park and cycle paths.
- Well connected via local roads with easy access to Irvine and Kilmarnock.

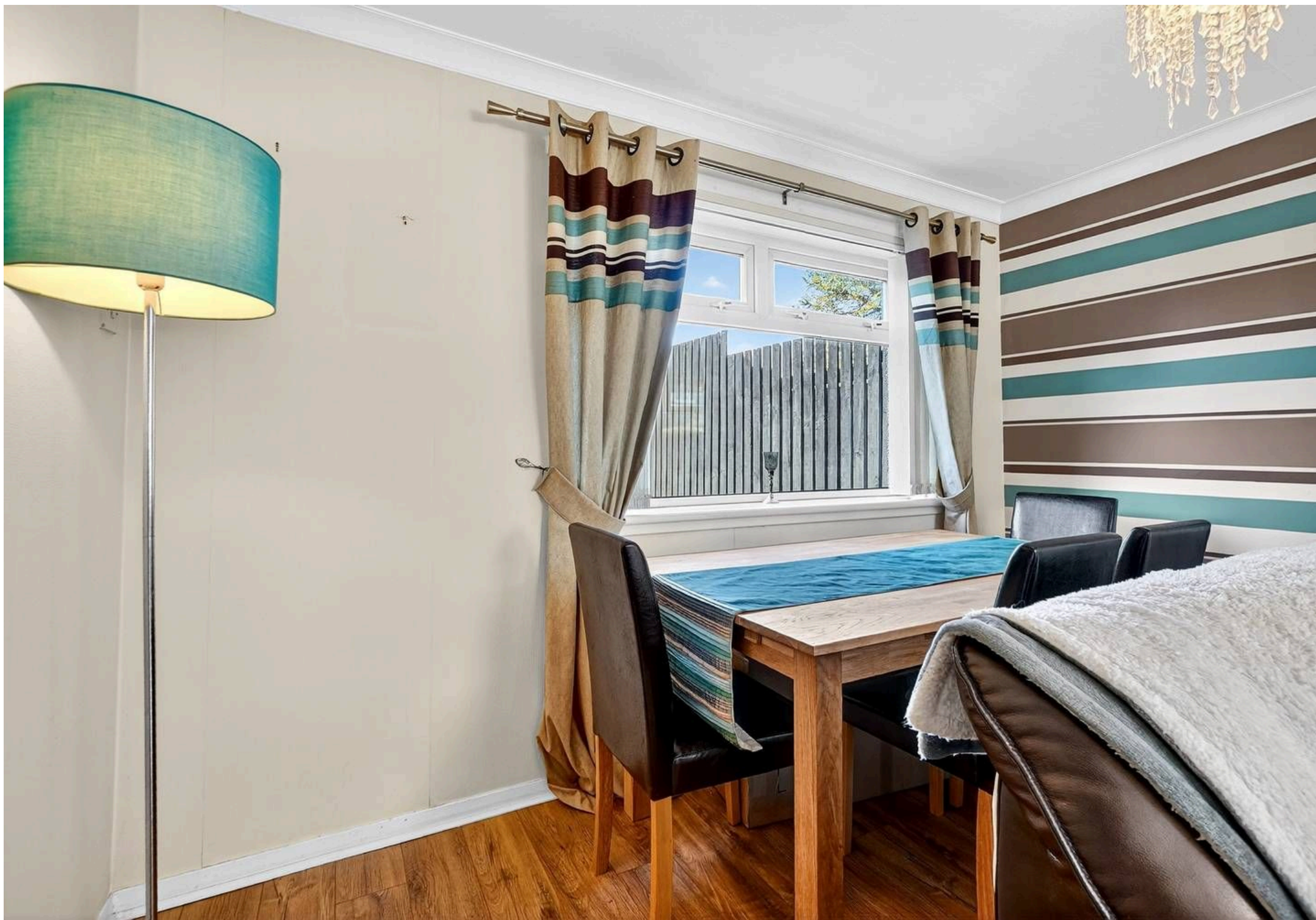



































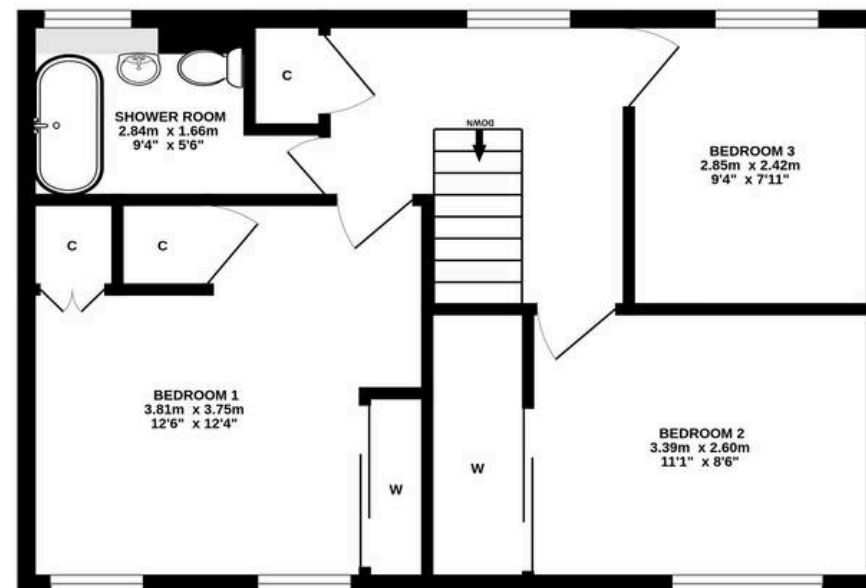
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(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 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 • 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.