



Islay Court, Dreghorn Irvine KA11 4JQ

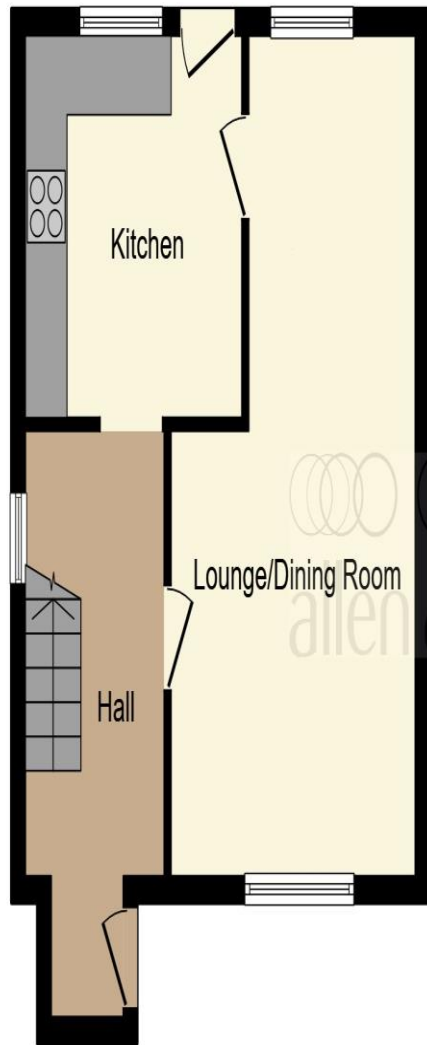
welcome to
Islay Court, Dreghorn Irvine

Two-bedroom mid terraced villa in popular area convenient for village amenities. Spacious lounge/dining room, kitchen, useful boxroom and enclosed garden to the rear.

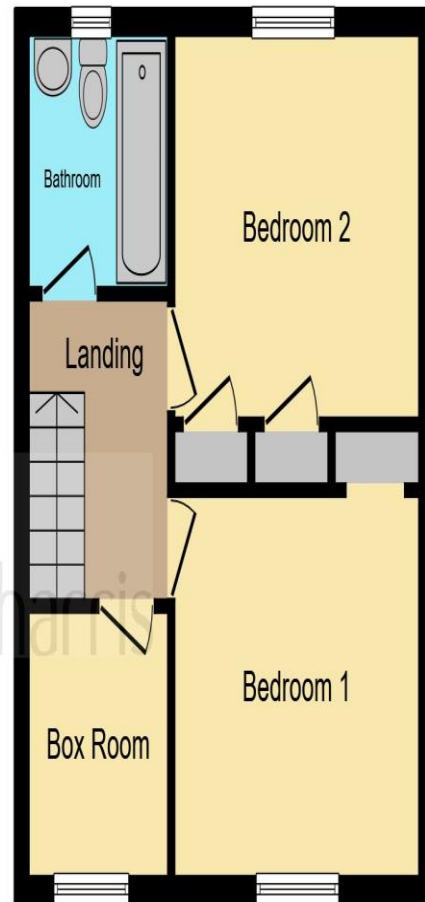
Early Viewing Advised.

Mid terraced villa ideally situated in the ever popular "courts" area of Dreghorn with easy access to village amenities and within easy travel distance of Irvine's main shopping and leisure facilities. The accommodation comprises entrance hall, spacious lounge/dining room, fitted kitchen, two double bedrooms, useful boxroom and family bathroom. There is easily maintained enclosed garden to the rear.





Ground Floor



First Floor



Entrance Hallway

Lounge Dining Room

21' 7" Max x 11' 4" Max (6.58m Max x 3.45m Max)

Kitchen

9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom 1

11' 5" x 9' 8" (3.48m x 2.95m)

Bedroom 2

11' 6" x 9' 9" (3.51m x 2.97m)

Bathroom

Box Room

6' 4" x 5' 9" (1.93m x 1.75m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Islay Court, Dreghorn Irvine

- Mid Terraced Villa
- Spacious Lounge Diner
- Kitchen
- Two Double Bedrooms
- Box Room

Tenure: Freehold EPC Rating: C

offers over

£75,000



view this property online allenandharris.co.uk/Property/IRV108722

Please note the marker reflects the postcode not the actual property



Property Ref:
IRV108722 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01294 271151



Irvine@allenandharris.co.uk



31 Bank Street, IRVINE, Scotland, KA12 0LL



allenandharris.co.uk