

Broomlands Road, Dreghorn Irvine KA11 4EX



welcome to

Broomlands Road, Dreghorn Irvine

Three bed mid terraced house within popular area. reception hall, wc, lounge/dining area, three double bedrooms, fitted kitchen, bathroom, office space within the garden, front and rear gardens, viewing highly recommended. Ideal for first time buyers and familys.













Entrance Hall

Wc

Lounge/Dining 18' 1" x 10' 6" Max (5.51m x 3.20m Max)

Kitchen

10' 5" x 10' 6" Max (3.17m x 3.20m Max)

Bedroom One

10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom Two

12' 6" Min x 8' 8" Max (3.81m Min x 2.64m Max)

Bedroom Three

8' 8" Min x 9' (2.64m Min x 2.74m)

Bathroom

Office Space

8' 10" x 6' 10" (2.69m x 2.08m)

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Broomlands Road, Dreghorn Irvine

- Mid terraced House
- Three bedrooms
- Spacious Lounge
- Modern fitted kitchen
- Office space

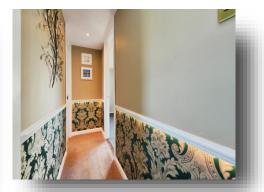
Tenure: Freehold EPC Rating: C

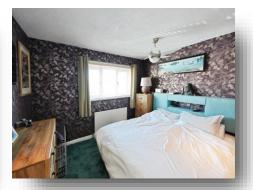
Council Tax Band: B

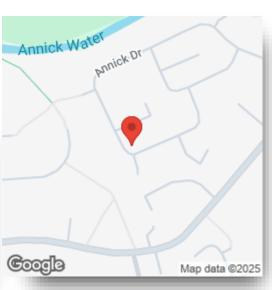
offers over

£85,000









Please note the marker reflects the postcode not the actual property

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Property Ref: IRV108866 - 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.



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