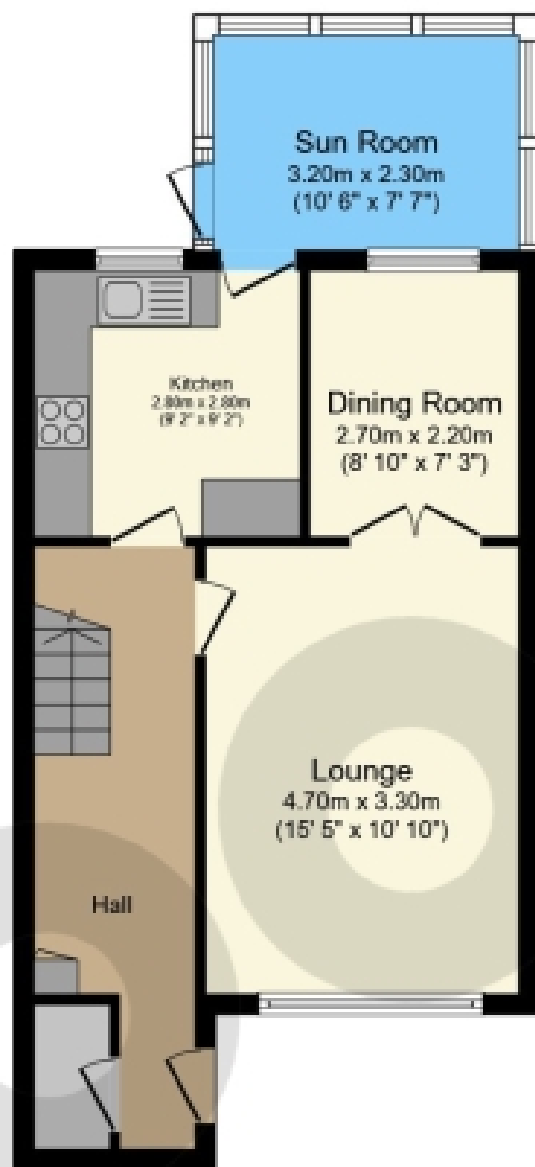




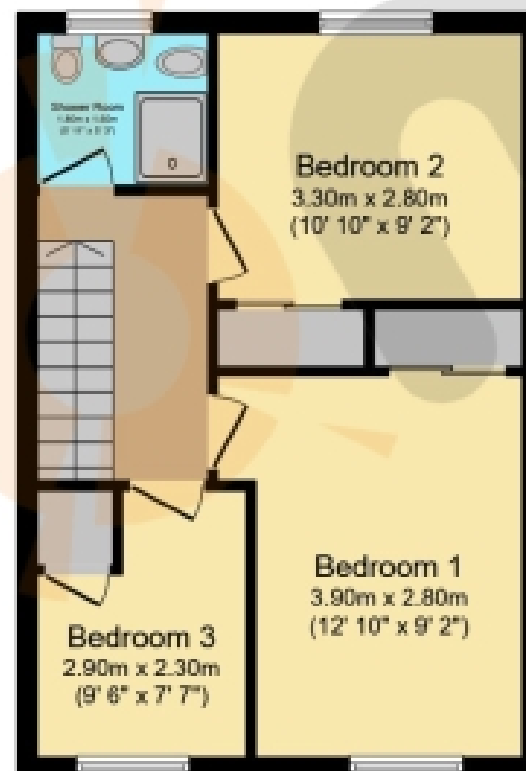
**Eriskay Court, Dreghorn**

**Offers Over £99,995**





Ground Floor



First Floor

Total floor area: 88.2 sq.m. (949 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Entering the home, you are welcomed through the entrance hallway, which leads directly into the spacious lounge. This inviting room offers generous proportions, providing ample space for a variety of furniture, while glass-panelled doors create a seamless flow through to the dining room, which serves as an excellent family and entertaining space.

Continuing through the ground floor, the well-appointed kitchen is fitted with an array of oak-effect base and wall-mounted cabinetry offering excellent storage solutions paired with butcher block-style worktops. The kitchen opens into the sunroom, a bright and relaxing space that is perfect for enjoying the warmer months with family and friends.

Into the upper level are three well-proportioned bedrooms, all benefiting from built-in storage solutions. The contemporary shower room comprises a W.C., wash hand basin with vanity storage, and a walk-in shower cubicle.

Externally, the rear garden is fully enclosed and fabulously low maintenance, featuring a combination of patio, lawn, and pebbled areas, making it ideal for families, entertaining, and pets alike.

Living in Irvine offers convenient transport links through its railway station and bus links which provide easy access to Glasgow and other nearby towns and cities. This makes commuting and exploring the surrounding areas hassle-free. Additionally, Irvine benefits from a network of well-maintained roads, ensuring smooth connectivity by car. Irvine town centre is only a short drive away, in which you will find a range of shops, amenities and a shopping centre.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)