




McEwan Fraser Legal

Solicitors & Estate Agents

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DREGHORN, IRVINE, NORTH AYRSHIRE, KA11 4JQ



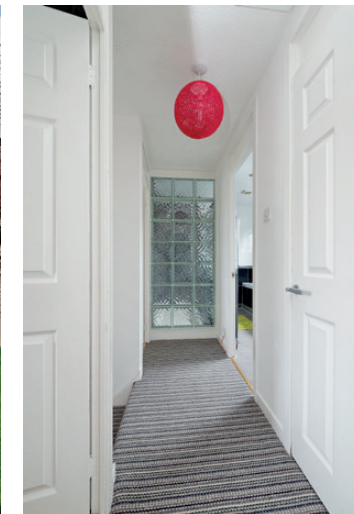
Dreghorn

IRVINE, NORTH AYRSHIRE



FOR THE COMMUTER
THERE ARE EXCELLENT
LOCAL PUBLIC TRANSPORT
LINKS AVAILABLE AS WELL
AS ACCESS ROUTES TO THE
M77 MOTORWAY NETWORK

This family home is particularly well placed in relation to the variety of local amenities which are available within Dreghorn including local shops which cater for everyday requirements with a more extensive choice available in Irvine or Kilmarnock. The area benefits from established schooling at primary and senior levels. For the commuter there are excellent local public transport links available as well as access routes to the M77 motorway network which are within approximately a respectable fifteen minute drive.



Islay Court

FOUR BEDROOM, MID-TERRACE



Part Exchange available! McEwan Fraser is delighted to present this superb, rarely available, four bedroom, mid-terraced family home to the market. Four bedroom houses are in extremely short supply in the immediate vicinity and the property is sure to appeal to family buyers who will appreciate the extra space! Internally, the property is presented to the market in great internal condition having been extremely well maintained by the current owners. This will be a 'must see' property for any discerning purchaser considering the area.

You enter the property to find a central hallway that provides direct access to the lounge and the fourth double bedroom. The advantages of a true ground floor bedroom cannot be overstated due to the versatility it bestows on the house. On your right as you enter, the main reception room runs front to back. The dual aspect allows floods of natural light and the room is large enough to hold a pair of sofas and dining table with relative ease. To the rear of the reception room, a door lead through to a rear hallway which gives access to kitchen, cloakroom and rear garden. The kitchen itself has been fitted out to the highest of standards.

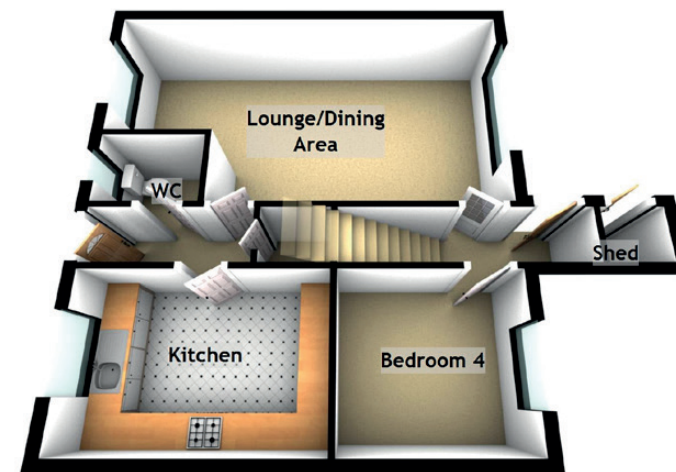
Comprised of full range of base and wall mounted units with integrated appliances and ample prep and storage space for aspiring chef! The kitchen comes complete with five ring gas hob, extractor hood, electric oven and grill, dishwasher, washing machine and fridge freezer.

On climbing the stairs to the first floor, you will find three genuine double bedrooms. The master is to your right and sits above the reception room. This generous bedroom currently entertains a super king size bed relative easy. The second and third bedroom both have integrated storage and space for further furniture as required. Finally, internal accommodation is completed by a simply magnificent bathroom. Of particularly generous proportions, the bathroom is fully tiled and comes completed with a large Jacuzzi bath and separate double shower cubicle. Superb!

Externally, the property enjoys an ample south facing rear garden which is mainly laid to lawn and for extra warmth and comfort, the property has gas central heating and recently installed double glazing throughout.



Ground Floor



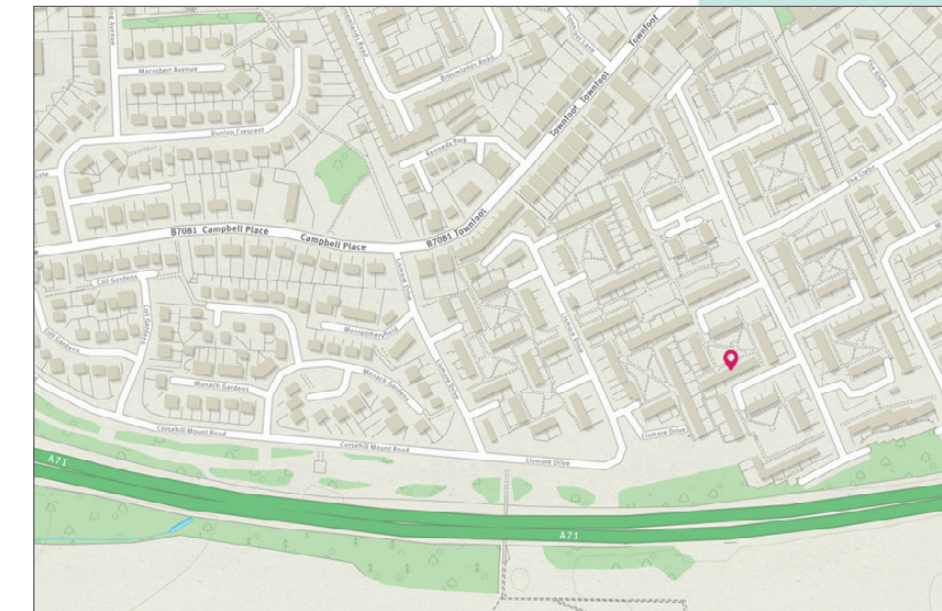
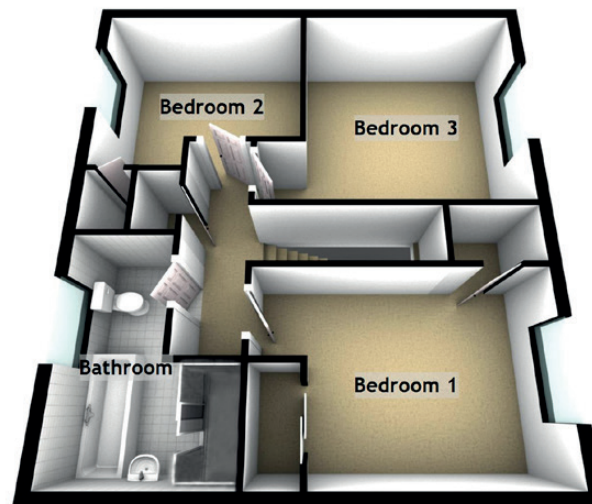
Approximate Dimensions
(Taken from the widest point)

Lounge/Dining Area	6.70m (22') x 3.60m (11'10")
Kitchen	3.80m (12'6") x 2.60m (8'6")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	3.60m (11'10") x 3.60m (11'10")
Bedroom 4	2.80m (9'2") x 2.60m (8'6")
Bathroom	3.51m (11'6") x 1.50m (4'11")
WC	1.70m (5'7") x 1.20m (3'11")

Gross internal floor area (m²) - 97m²

EPC Rating - D

First Floor





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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