



**1 Townfoot Lane, Dregghorn, KA11 4FD**  
**Offers Over £99,000**

Super opportunity to purchase this bright and deceptively spacious GROUND FLOOR FLAT enjoying a quiet and convenient location within the popular Ayrshire Village of Dreghorn.

The property offers accommodation comprising reception hall, spacious dining lounge with bay window formation to the front, modern kitchen accessed from the lounge with an extensive selection of floor standing and wall mounted units in beech with a complimentary work surface, integrated electric hob, oven, fridge and freezer. There are two double bedrooms and a modern family bathroom with a three piece suite. The master bedroom has access to a large en suite shower room.

Features of this property include residents parking, gas central heating, excellent storage and UPVC double glazing.

The Village of Dreghorn offers an extensive range of amenities including a selection of shops catering for all requirements. Irvine Town Centre which is found approximately 5 minutes by car offers a further comprehensive range of day-to-day shopping facilities including supermarket shopping, a wide choice of bars, restaurants and cafes. There are several local primary and secondary schools. Public transport facilities include regular bus services connecting to Irvine and Kilmarnock with frequent rail travel available from Irvine to Ayr and Glasgow. For the motorist there are good road links with Dreghorn located close to the A71 by-pass which allows easy access to the nearby A77/M77 Motorway.

#### DIMENSIONS

Lounge	19'10" x 17'0"
Kitchen	11'0" x 8'0"
Bathroom	8'0" x 6'4"
Bedroom 1	15'0" x 10'0"
Bedroom 2	11'8" x 8'6"
En-Suite	6'2" x 4'11"

#### COUNCIL TAX

Band B

#### ENERGY RATING

C

#### FEATURES

Seldom available  
Attractively priced

Spacious lounge  
Popular location  
Two bedrooms  
Residents parking  
Viewing recommended

#### INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items..

#### TRAVEL DIRECTIONS

Travelling on the A71 to Corse Hill Mount Roundabout, take the B730 to Dreghorn. Continue to T



Junction turning right into Dundonald Road. Continue on Dundonald Road turning left onto Townfoot at the traffic lights continue turning right into Townfoot Lane on the right..

#### VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

#### ENTRY DATE

By arrangement



#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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