



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01292 430 555 / THIS PROPERTY ATTRACTS A BUYERS PREMIUM

**9 Muirhall Place**

DREGHORN, IRVINE, NORTH Ayrshire, KA11 4DQ



# 9 Muirhall Place

DREGHORN, IRVINE, NORTH Ayrshire, KA11 4DQ

## LOCATION

9 Muirhall Place 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

## PROPERTY

Part Exchange available. This fabulous first-floor apartment is located within a handsome building which enjoys an enviable, elevated position to create a spacious, low-maintenance, design-led property that oozes modern living. The property commands an excellent internal specification, that is a spacious, well-designed apartment which may be of particular interest to a professional couple seeking an easily managed property centrally placed for shops, bars, restaurants and road links, those looking to downsize or would be perfect for first-time buyers.

As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality. On entering this property you are met by a welcoming hallway, with handy storage cupboards, which provides access to all rooms. An impressive lounge is flooded with natural light whilst offering an interesting outlook. The fitted kitchen includes a good range of floor and wall mounted units with a

contrasting work surface. It comes complete with a host of integrated appliances. An added bonus is the recess space provided for a breakfast table and chairs, the perfect zone to grab a quick coffee before a hard day at work.

There are two bright and airy well-proportioned bedrooms, one of the bedrooms is further enhanced with a shower ensuite, the other with built-in wardrobe. Both bedrooms have a range of furniture configurations as well as space for free standing units if required. The three-piece bathroom suite, further complimented with the overhead shower, completes the impressive, accommodation internally.

Externally, there is private off-road parking for a number of vehicles. The property is serviced by gas central heating which ensures a warm yet cost effective way of living all year round and double glazing. Residents can also enjoy further peace of mind with a door entry handset.



**A tastefully decorated two bedroom first floor flat • Situated in a popular pocket of Dregorn**





# Specifications

Approximate Dimensions  
(Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge         | 4.60m (15'1") x 3.90m (12'10") |
| Kitchen        | 3.70m (12'2") x 2.50m (8'2")   |
| Master Bedroom | 4.70m (15'5") x 3.10m (10'2")  |
| En-suite       | 1.80m (5'11") x 1.60m (5'3")   |
| Bedroom 2      | 3.40m (11'2") x 3.30m (10'10") |
| Bathroom       | 2.00m (6'7") x 2.00m (6'7")    |

Gross internal floor area (m<sup>2</sup>) - 70m<sup>2</sup>

EPC Rating - C

Extras  
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings,  
curtains and blinds.

**BUYERS PREMIUM VALUE - £2500**

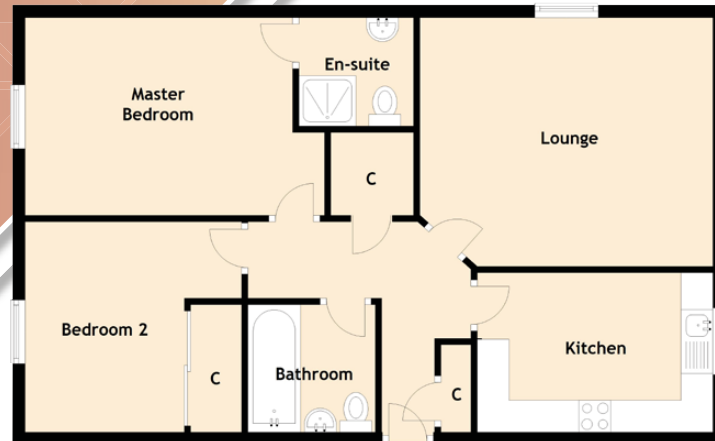


Image credit: <https://www.outlinecurry.co.uk/compa/>

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01292 430 555  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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.



Text and description  
**DIANE KERR**  
Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer