

3 Holms Avenue

DREGHORN, IRVINE, NORTH AYRSHIRE, KA11 4BA



*A SPACIOUS THREE BEDROOM SEMI-DETACHED
HOUSE WITH A FANTASTIC REAR GARDEN*



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We are delighted to introduce this superb three-bedroom semi-detached villa within a highly sought-after area of Dregghorn. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home.

The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the window to the front aspect, whilst also offering a pleasant outlook. The feature wall-mounted fire gives the room a real cosy feel.





The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace with plumbed space for free-standing appliances. The stunning shower room completes the accommodation on this level.







Journeying upstairs, you will discover three well-proportioned bedrooms. All of the rooms boast built-in storage and have the advantage of space for additional free-standing furniture if required.





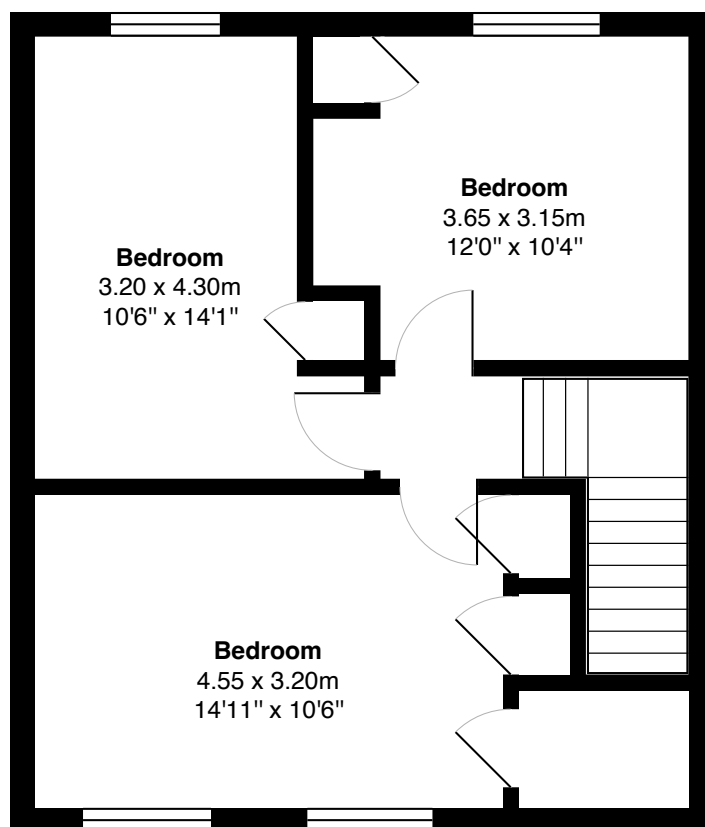
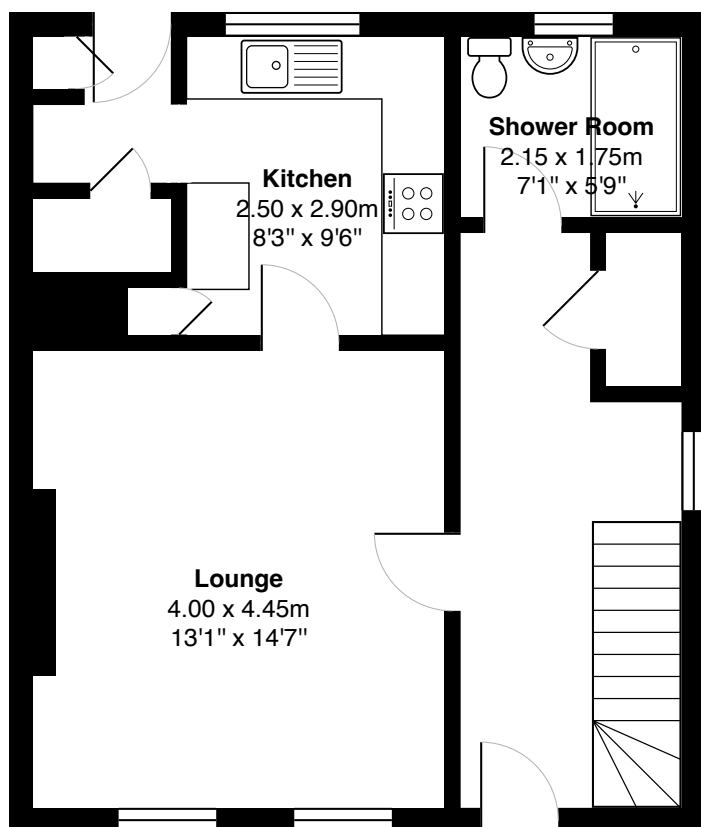
Bedroom 2





Bedroom 3





Gross internal floor area (m²): 93m²

EPC Rating: D

Floor Plan

Externally, there are private front and rear garden grounds with a driveway to the side providing off-road parking. The rear garden is a real suntrap and provides a safe environment for children and pets. Many an evening will be spent in this zone with friends and family. There are two sheds in the garden which could be converted into a variety of things. The high specifications of this family home also include Solar Panels, double glazing and gas central heating for additional comfort.

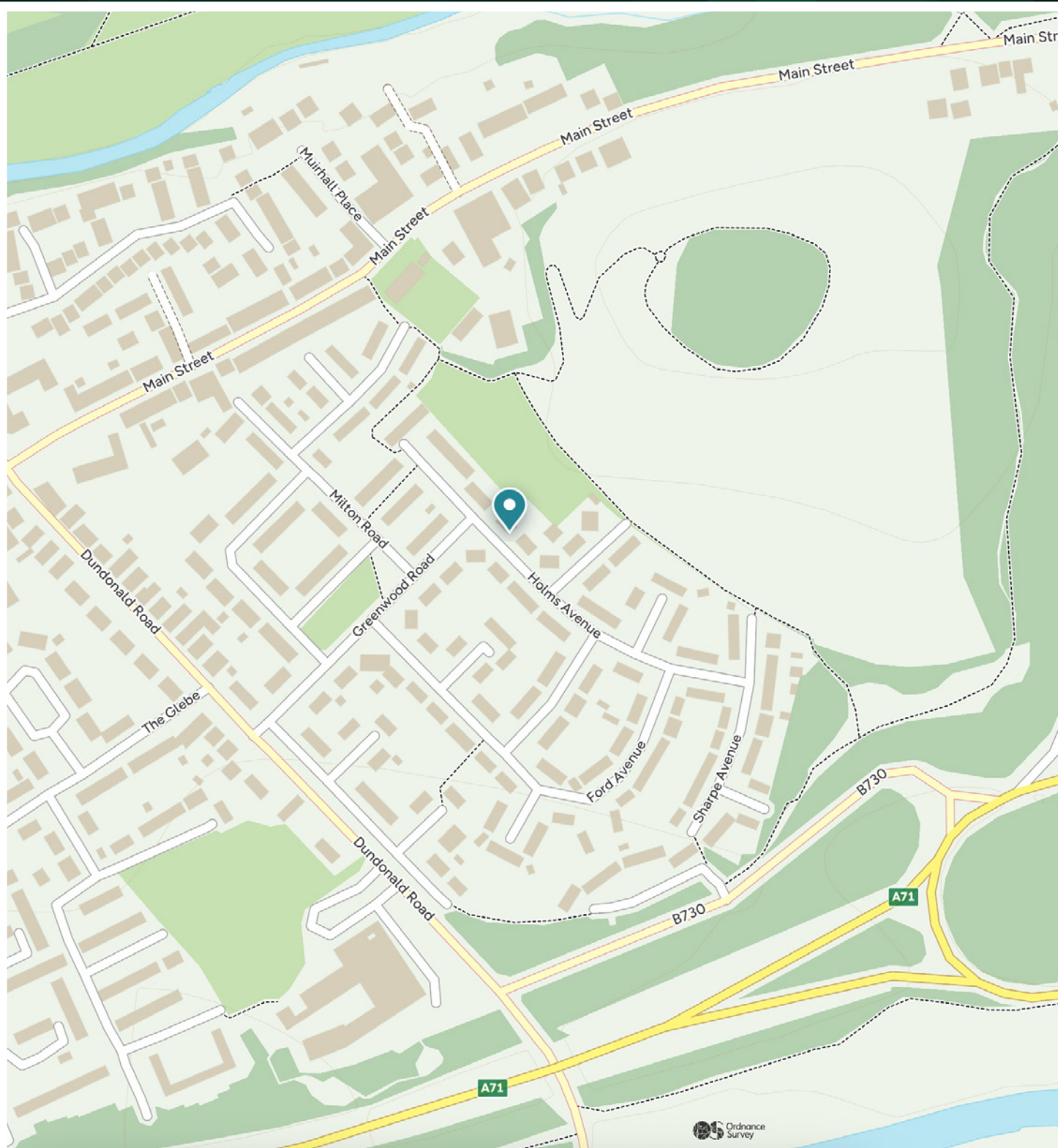




3 Holms Avenue is particularly well placed in relation to the variety of local amenities which are available within Dregghorn including local shops which cater for everyday requirements with a more extensive choice available in Irvine or Kilmarnock. The area benefits from established schooling at primary 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.

The Location



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Part
Exchange
Available



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Professional photography
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Photographer



Layout graphics and design
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Designer

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