



For Sale:

4 Bedroom  
Detached Villa

Offers in Excess of £235,000

55  
Station Brae Gardens  
Irvine  
KA11 4FB

For more information contact:

01294 44 67 88  
irvine@donaldross.co.uk



[www.donaldross.co.uk](http://www.donaldross.co.uk)

 DONALD  
**ROSS**  
RESIDENTIAL  
PASSIONATE ABOUT PROPERTY







# 55, Station Brae Gardens, Irvine, KA11 4FB

Donald Ross are delighted to present to the market this beautiful four bedroom detached villa in the ever so quiet area of Dreghorn. It offers spacious and flexible accommodation throughout with large enclosed rear gardens and integral garage with driveway.

- Popular Residential Area
- Reception Hallway
- Spacious Front Facing Lounge
- Dining Room
- Large Dining Kitchen
- Four Double Bedrooms
- Family Bathroom, Jack n Jill, WC
- Integral Garage with Driveway
- Private Rear Garden Grounds
- Early Viewing Advised

**Council Tax**  
Band E

**Energy Efficiency Rating**  
Band C

**Viewing**  
Is by appointment only which can be  
arranged by contacting us on:

Tel: 01294 44 67 88  
Email: [irvine@donaldross.co.uk](mailto:irvine@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm  
Sat: 10am – 2pm  
Sun: 10am – 2pm

Offers in Excess of £235,000

































































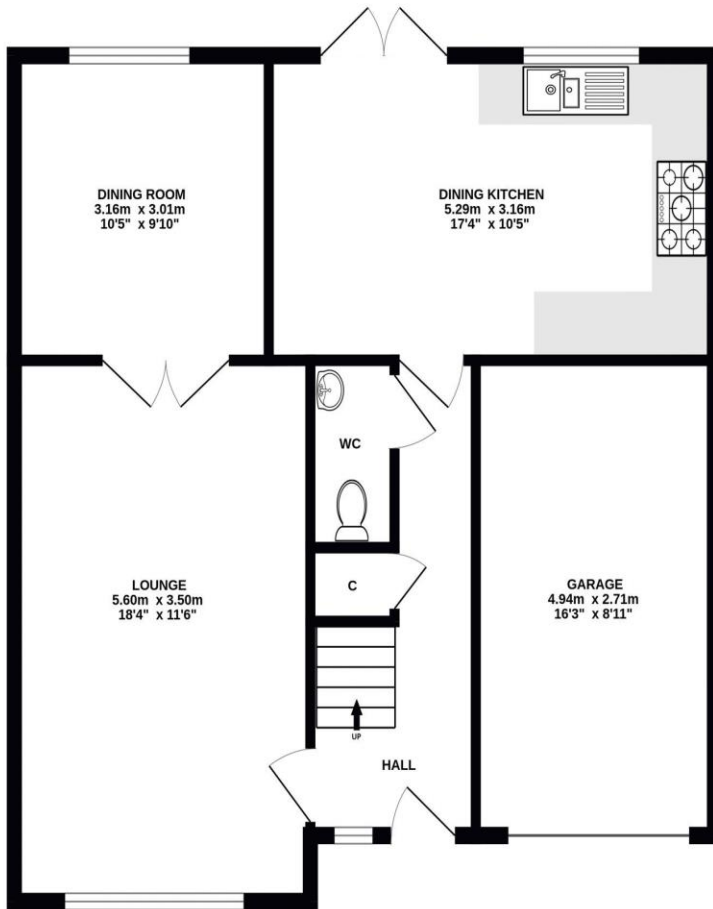




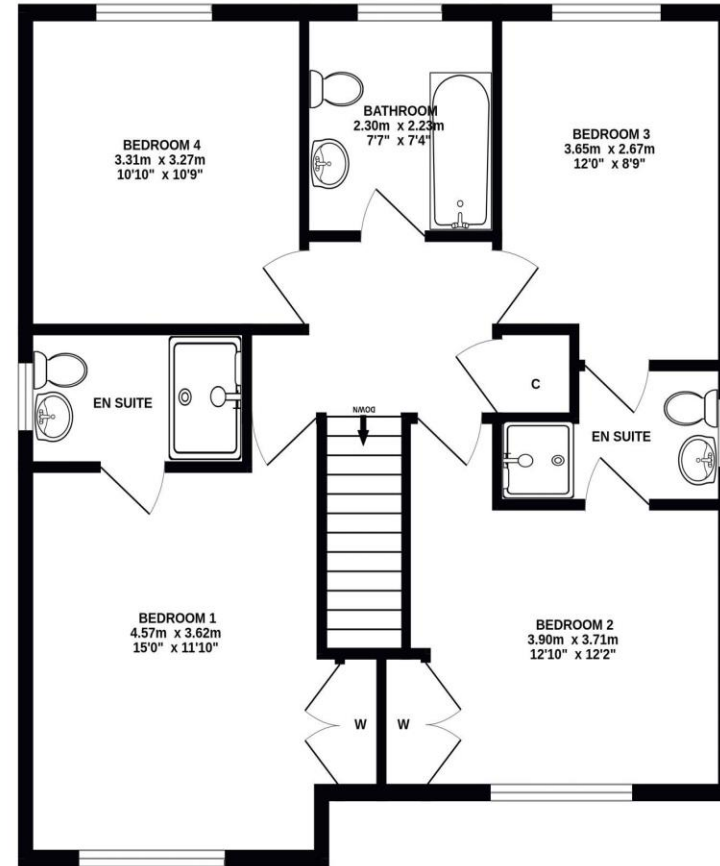


# Gross Internal Floor Size 126 m<sup>2</sup>

## GROUND FLOOR



## 1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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