



For Sale:

5 Bedroom  
Detached Villa

Offers in Excess of £430,000

Plot 1  
Perceton House  
Irvine  
KA11 2GY

For more information contact:

01294 44 67 88  
irvine@donaldross.co.uk

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





# Plot 1, Perceton House, Irvine, KA11 2GY

Introducing an exquisite opportunity to own a luxurious four-bedroom newbuild detached villa offering 2,500 square feet of generously proportioned accommodation, nestled in the prestigious Perceton district of Irvine. This exclusive home is part of a limited collection of just five residences, offering a rare blend of elegance and modernity in a highly sought-after location.

- Welcoming Entrance Hall
- Formal Lounge
- Family room
- Open plan Family/Dining room and Kitchen
- Utility room & downstairs WC
- Four Double Bedrooms
- Two En-suite Shower rooms
- Bathroom bath with separate shower
- Double Tandem Garage & Extensive Garden Grounds
- 10 Year Guarantee with Build Warranty [www.buildwarranty.co.uk](http://www.buildwarranty.co.uk)

**Council Tax**  
Band

**Energy Efficiency Rating**  
Band

**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 £430,000































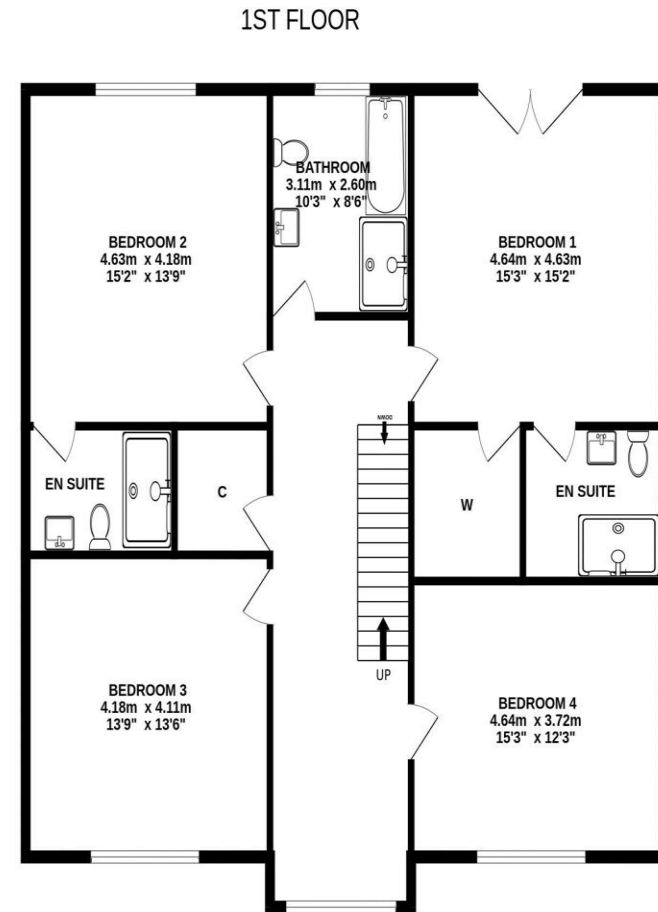
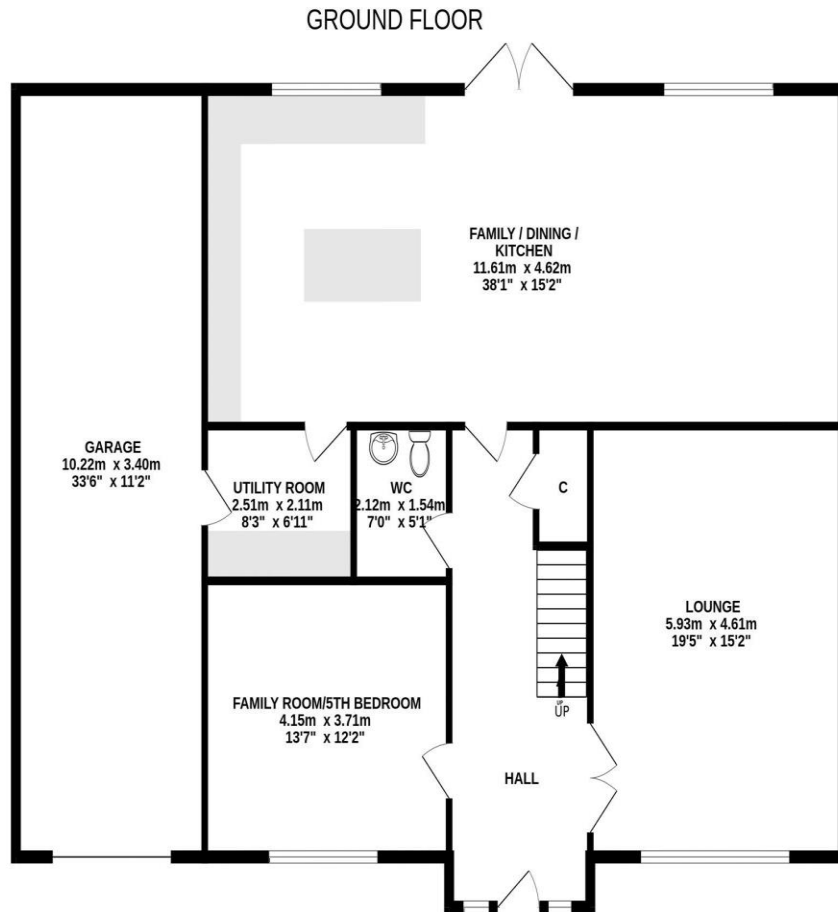








# Gross Internal Floor Size 230 m<sup>2</sup>



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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