



31 The Paddock, Perceton

In Excess of £400,000

DONALD
ROSS
RESIDENTIAL



31 The Paddock

Perceton, Irvine

Impressive five-bed detached villa in Perceton, Irvine with extensive gardens, double garage and large driveway. Spacious throughout – an exceptional opportunity in a rare, sought-after location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Five generous bedrooms offering ample space and flexibility
- Detached villa – rare and sought-after in this location
- Double garage for secure parking and storage
- Large multi-vehicle driveway enhancing parking convenience
- Extensive mature gardens – great for family, leisure or entertaining
- Quiet and prestigious setting in Perceton, offering privacy and quality of life
- Spacious rooms and layout suited for modern family or multi-use living
- Close to local schools and amenities – ideal for family living
- Excellent commuting links: easy access to major roads and rail to Glasgow
- Rare availability – in a location where detached villas of this calibre seldom come to market























































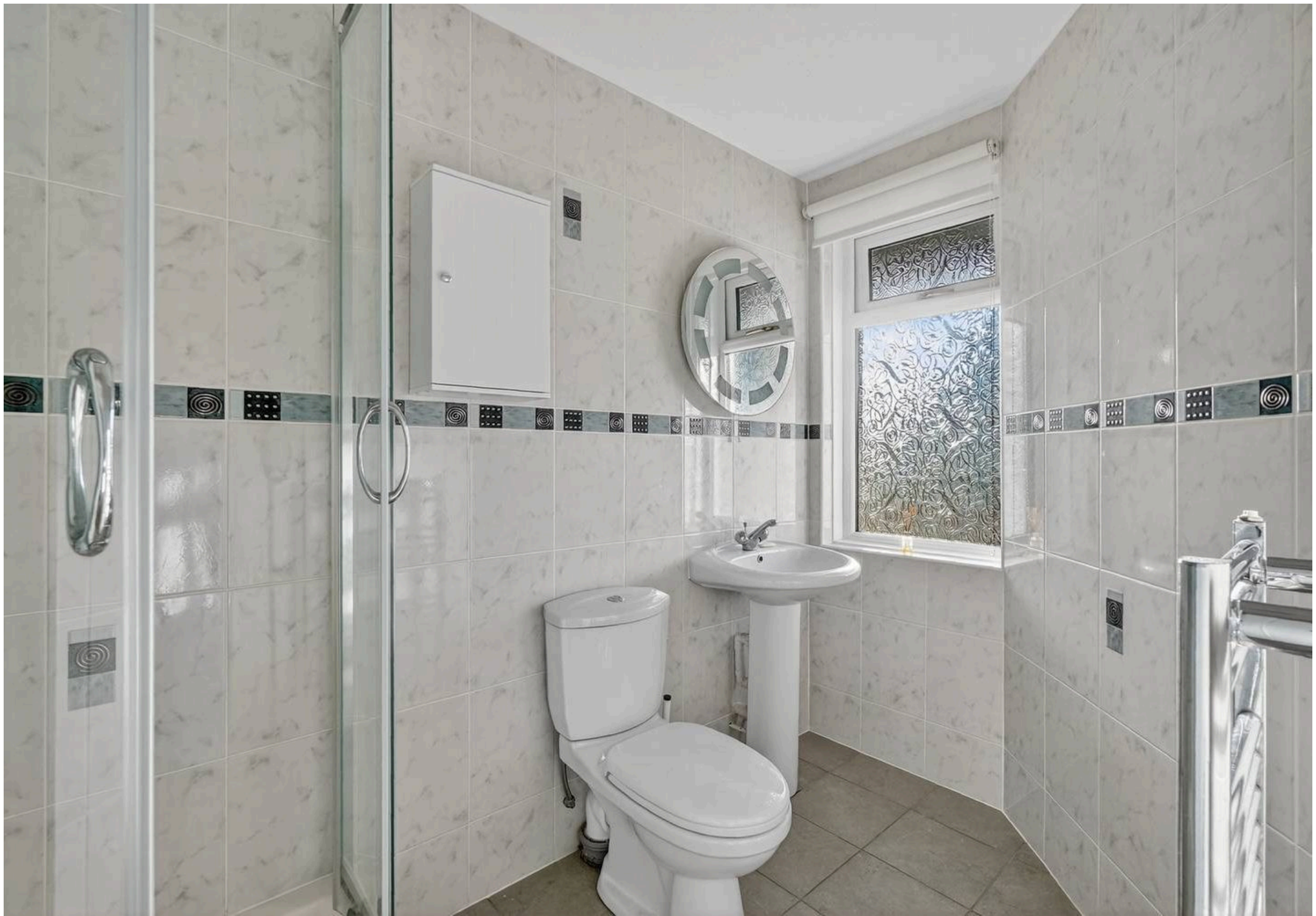
























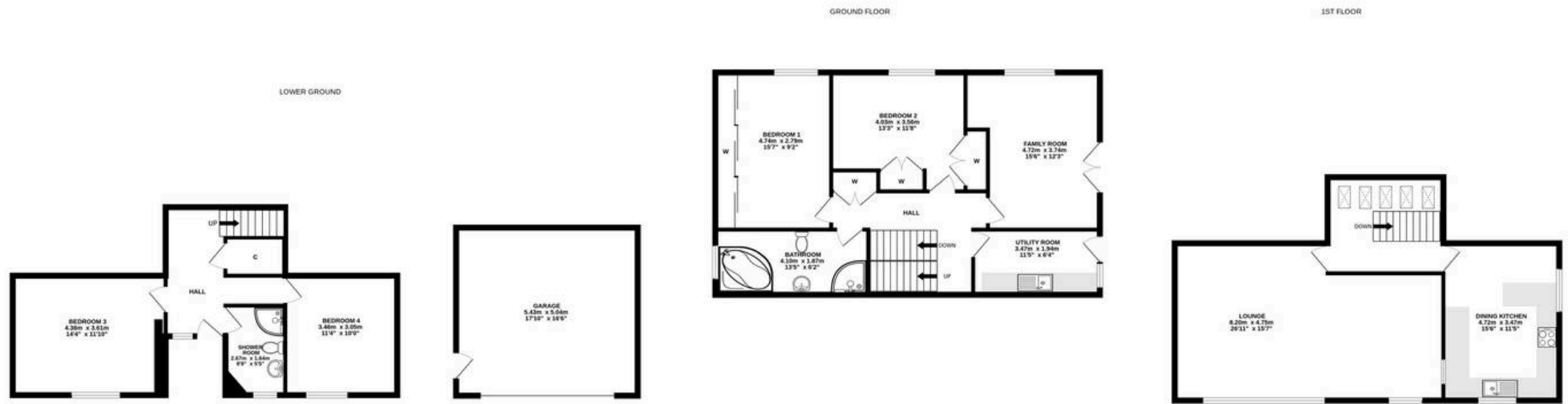












ALL SIZES TAKEN AT WIDEST POINTS

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.
Made with Metropix ©2025



Donald Ross Residential Irvine

Donald Ross Estate Agents, 9B Riverway Retail Park Riverway – KA12 8AG

01294 446788 • irvine@donaldross.co.uk • www.donaldross.co.uk

While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.