



11 ARCHERS AVENUE

IRVINE

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

An immaculately presented executive detached family villa, ideally situated on a preferred plot within the popular Montgomerie Park development and offering an impressive amount of extended accommodation, landscaped garden grounds and an integral garage.

Built by Persimmon Homes, Montgomerie Park offers a range of quality homes that are positioned close to the amenities of both Irvine and Kilwinning, excellent local schools and road links to Glasgow. 11 Archers Avenue is perfectly positioned within the development and a truly stunning example of a modern executive family home, with an open outlook to the front. There is a generous amount of flexible accommodation across six principal apartments and two floors with a family bathroom, two en suite shower rooms and downstairs w.c. The luxury dining kitchen space leads to an extended family room at the rear that is so sought after by the modern family. This fantastic home also benefits from professionally landscaped garden grounds, excellent privacy, ample off road parking and an integral garage. Viewing is essential to fully appreciate this unique home with its unrivalled amount of living space and first class location.

In more detail, the internal accommodation extends to an entrance hallway with under stairs storage, a spacious lounge to the front, a modern open plan dining kitchen, leading through to an extended family room with French doors out to the garden and an array of windows for natural light, a separate utility room with a door to the garden and a downstairs WC. On the upper floor there are storage cupboards and loft access off the landing, a master bedroom suite with fitted wardrobes and an en suite shower room, a second master with an en suite and fitted storage, two further bedrooms with fitted wardrobes and a family bathroom suite with a free-standing bath.

Externally there are low maintenance garden grounds to the front, with a double tarmac driveway with a monoblock space for a third vehicle and lawn. There is gated access to both sides of the house to the fully enclosed rear garden. To the right side of the house there are raised beds and a Keter storage shed and is laid with decorative aggregate and paving, with a covered decked patio area. The property also features solar panels.









Montgomerie Park is an executive development of Persimmon Homes, with a regular bus service, excellent road links to Glasgow and close to the towns of both Irvine and Kilwinning. There is a newly built primary and nursery school only a few minutes walk away and Irvine and Kilwinning have a comprehensive range of amenities, including secondary schools, shops, rail links, supermarkets and leisure facilities.

TR1906 | Sat Nav: 11 Archers Avenue, Irvine, KA11 2GB

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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