

# 37 Ladyacre Wynd

MONTGOMERIE PARK, IRVINE, KA11 2FY



*A SPACIOUS FOUR/FIVE-BEDROOM DETACHED HOME, TUCKED AWAY IN THE POPULAR MONTGOMERIE PARK AREA OF IRVINE*



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We are delighted to offer this fantastic four-bedroom detached house to the market, situated in this highly sought-after area of Irvine. Split across two levels, the property offers flexible living accommodation and is ideal for a variety of people seeking their first or next home. Stepping through the main entrance, the welcoming hallway leads to the rest of the apartments on this level.

The formal lounge is pleasantly located at the front of the property and is flooded with natural light, whilst also offering a pleasant outlook.

## The Property



The dining kitchen has been fitted with a modern range of floor- and wall-mounted units and a striking worktop, creating a fashionable and efficient workspace. It also has a host of integrated appliances. An added bonus is the utility room for plumbed appliances. Another impressive room on this level is the 'snug/toy room', which can be converted into a variety of uses. The useful WC completes the accommodation on this level.











Journeying upstairs, the contemporary styling continues. You will discover four well-appointed bedrooms. All bedrooms offer a range of furniture configurations and space for additional freestanding furniture if required. The master bedroom is complemented by an impressive en-suite.











**Bedroom 2**







**Bedroom 3**







Bedroom 4



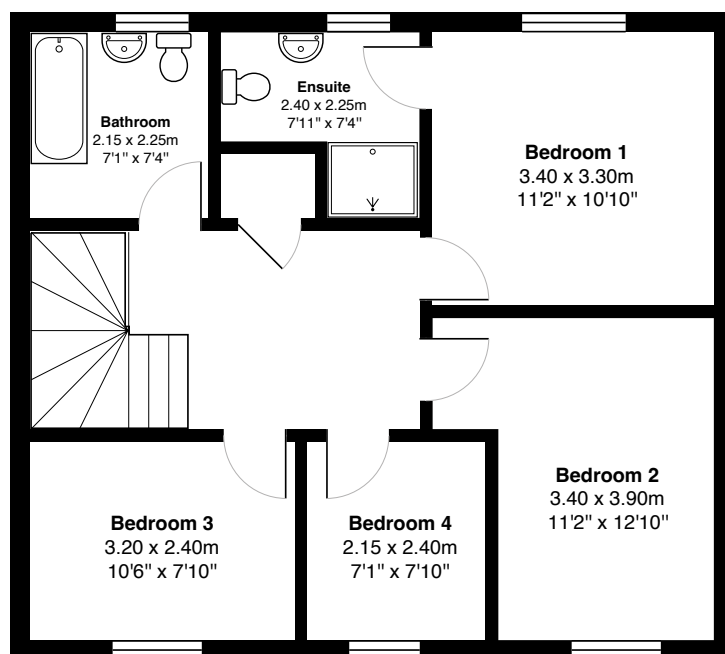
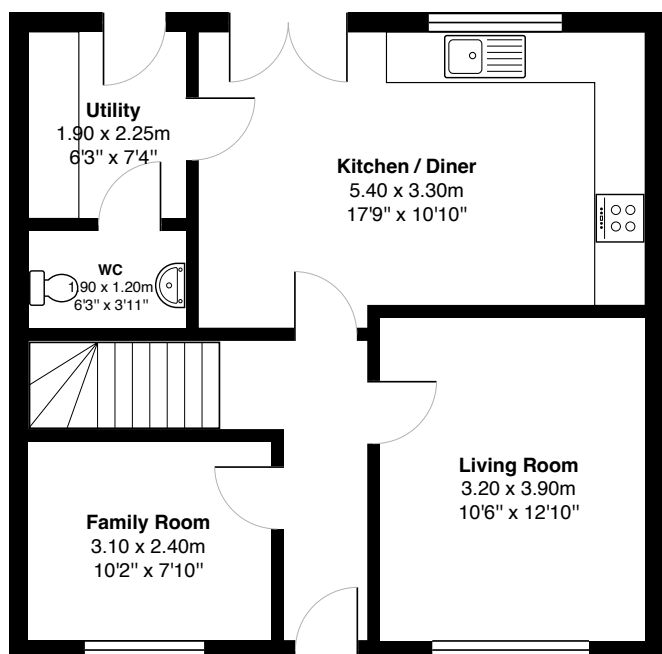




The family bathroom completes the impressive accommodation internally. The high specifications of this family home also include double glazing and gas central heating for additional comfort.







Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>

EPC Rating: B





Externally, the property has a driveway to the rear, private front and rear gardens. The rear garden is fully enclosed, providing a safe environment for children and pets. Many a summer's evening will be spent in this zone, enjoying the peace and quiet.











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Ladyacre Wynd is positioned in the popular Montgomerie Park area of Irvine and is ideally located, not far from road links and local amenities. Irvine has good local amenities including the Rivergate Shopping Mall and all local amenities including popular bars, restaurants and Irvine Central Hospital.

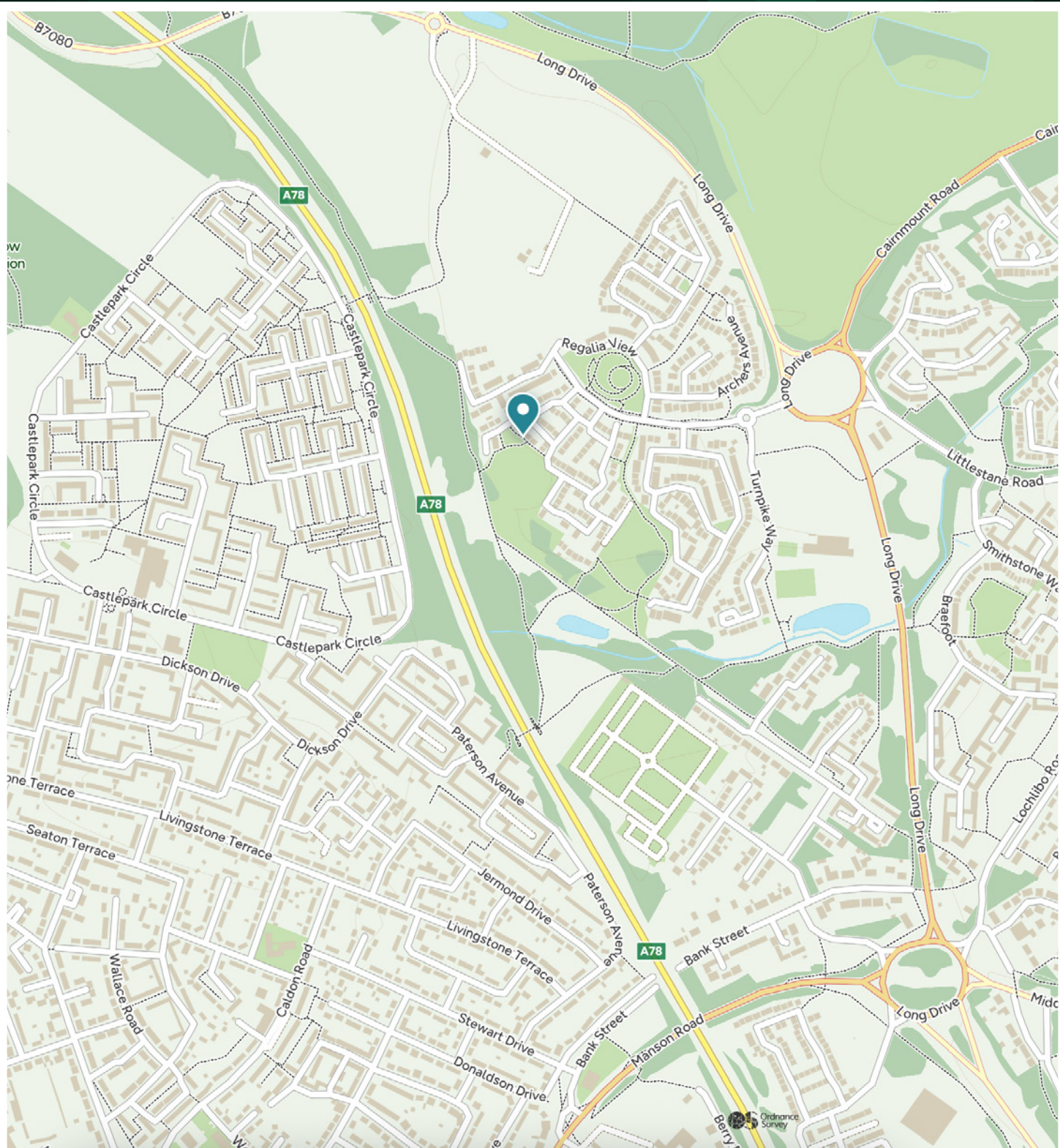
There are a number of local primary and secondary schools within the greater Irvine area. The regenerated harbourside is now a bustling area attracting new exciting businesses over the last few years. Irvine Beach Park also starts here and stretches for miles, perfect for walking, running and enjoying many outdoor activities.

Irvine is well served with numerous transport links. A railway station is on the main lines between Stranraer and Glasgow with Glasgow Central being a thirty-five-minute train journey. A comprehensive local bus network, coupled with frequent services to Ardrossan, Greenock, Kilmarnock, Ayr, Troon and Glasgow, are provided daily. Prestwick International Airport is close by and Glasgow Airport, being the main route for all the major tour operators, is only approximately 22 miles away. There are also, regular, services southbound.

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## The Location





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