

19 Ladyacre Wynd

IRVINE, NORTH AYRSHIRE, KA11 2FY



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to offer to the market this fantastic three-bedroom semi-detached house situated within this highly sought-after area of Irvine. Split over two levels, the property offers flexible living accommodation and is ideal for a variety of people looking for their 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 to the front of the property and is flooded with natural light whilst also offering a pleasant outlook. The kitchen diner has been fitted to include a modern range of floor and wall-mounted units with a striking worktop, which creates a fashionable and efficient workspace. It also has a host of integrated appliances. An added bonus is the utility room for plumbed appliances. The dining area will be popular with all members of the family. A set of doors from this zone allows you onto the rear garden, where you can invite outside in. The useful WC completes the accommodation on this level.





Kitchen/Diner







Utility & WC



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





Bedroom 2

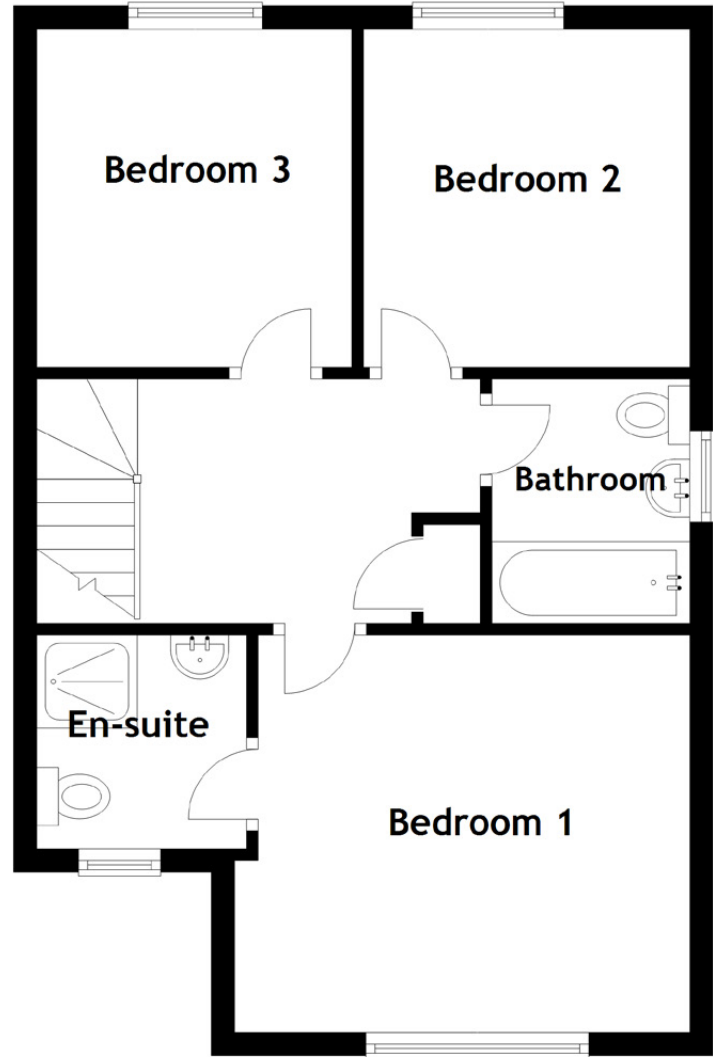
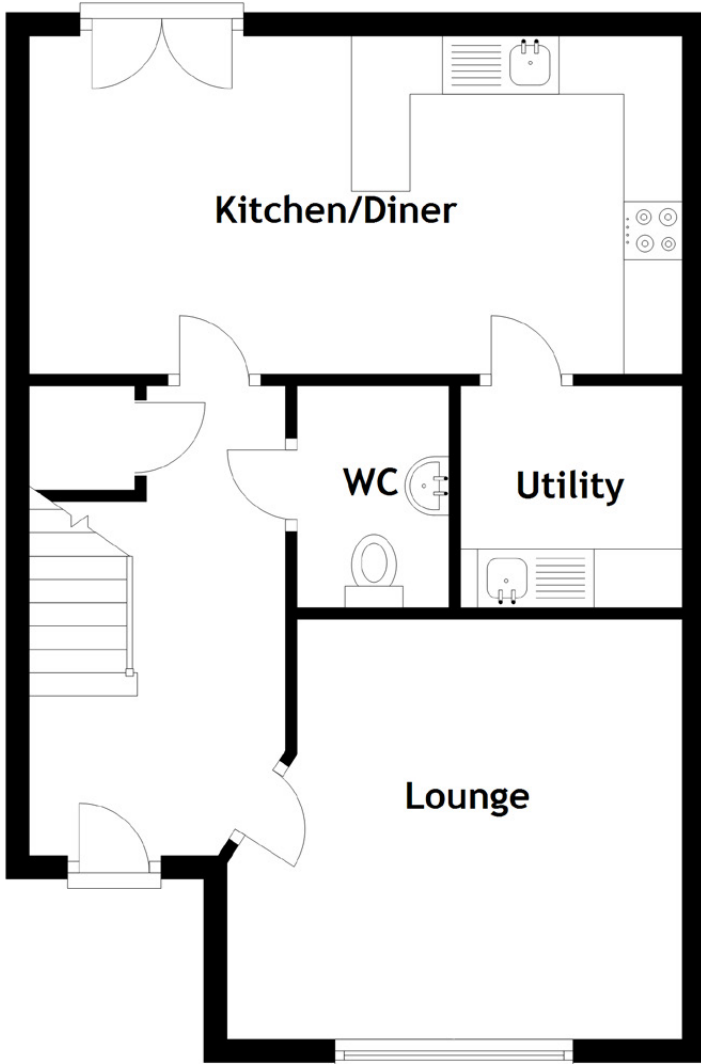




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.60m (18'4") x 2.90m (9'6")
Lounge	3.90m (12'10") x 3.60m (11'10")
Utility	1.90m (6'3") x 1.90m (6'3")
WC	1.90m (6'3") x 1.30m (4'3")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")

Bathroom	2.10m (6'11") x 1.70m (5'7")
En-suite	1.83m (6') x 1.80m (5'11")

Gross internal floor area (m²): 89m²

EPC Rating: C

Buyer's Premium Value: £3000



Externally the property has well-maintained gardens with a driveway providing off-road parking for two vehicles. The rear garden is fully enclosed and provides a safe environment for children and pets. Many a summer's evening will be spent in this zone enjoying the peace and quiet.





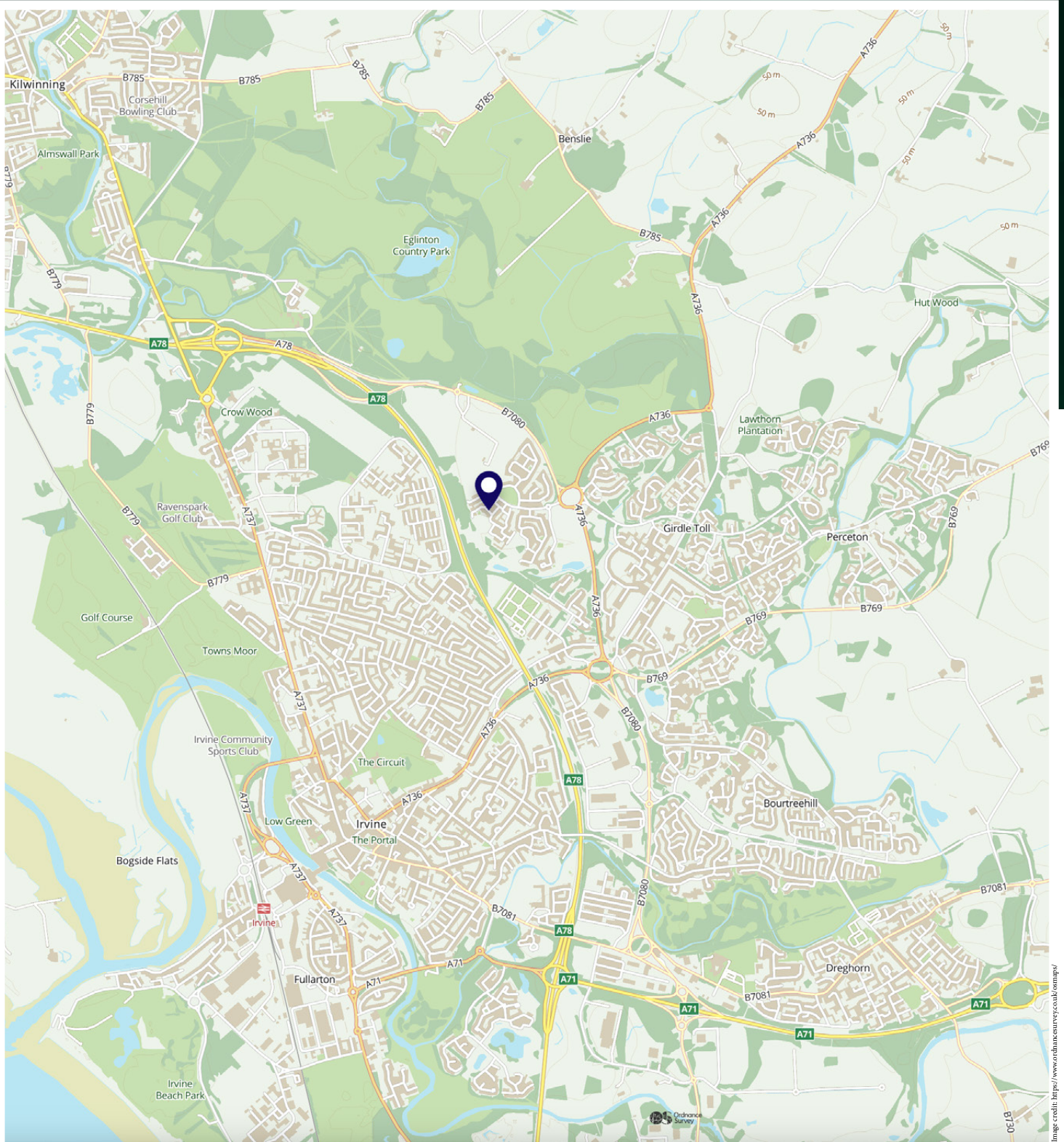
Ladyacre Wynd is positioned in the popular Montgomerie Park area of Irvine and is ideally located, not far from road links and local amenities. Irvine has good local amenities including the Rivergate Shopping Mall and all local amenities including popular bars, restaurants and Irvine Central Hospital.

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.

The Location



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