

# 2A Montgomerie Drive

STEWARTON, KILMARNOCK, EAST AYRSHIRE, KA3 3AP



*A truly unique and charming four/five bedroom detached villa, situated within generous grounds*



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Part Exchange available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owners have transformed their home to the highest of standards. This beautifully presented and individually designed four/five bedroom detached villa, with a sweeping driveway that sets a grand stage for 2A Montgomerie Drive, Stewarton is a particularly picturesque example of contemporary living - you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about!

The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.





# THE LOUNGE



Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The family lounge has a real 'cosy' feel to it with the feature fire and surround as its focal point and also boasts a beautiful outlook - this room is the perfect place to unwind after a hard day! The conservatory which is accessed from the lounge is flooded with natural light and will be popular with all members of the family.





# THE CONSERVATORY





# THE KITCHEN



The luxury breakfasting kitchen has been professionally fitted to include a quality range and state of the art floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace - it also offers quality fixtures and fittings and complimented with a host of integrated 'Neff' appliances - making this the ideal zone for an aspiring chef. The useful utility room sits off the kitchen.





# THE DINING ROOM

Another impressive room positioned on this level is the formal dining room. it's easy to imagine the fabulous evenings of fine dining and good company this magnificent space has played host to. This room can be transformed to meet each individual purchaser's needs and requirements such as an office, family room or double bedroom with a large walk-in wardrobe that leads into an impressive downstairs 'Jack and Jill' bathroom. A further well-appointed bedroom is pleasantly positioned on this level.





# THE LOWER BATHROOM





# THE LOWER BEDROOM





The crisp and contemporary styling continues onto the first floor where you will discover a further three bright and airy well-proportioned bedrooms with a tastefully decorated theme on a bright and fresh layout. All bedrooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. The envious master-bedroom boasts a fantastic dressing area to include 'his and her' double wardrobes and a luxurious en-suite with an impressive stand-alone bath. The further two bedrooms have a 'Jack and Jill' bathroom.





# THE MASTER BEDROOM





# THE MASTER EN-SUITE





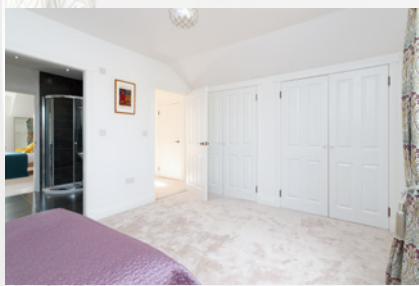
# BEDROOM 2







## JACK & JILL EN-SUITE & BEDROOM 3





Externally the generous garden grounds synonymous with the luxury inside complete this tranquil family home. The well-maintained garden grounds to the front are a sheer delight - especially in the summer months. A stunning outlook frames the house perfectly. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

# THE GARDENS









# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

## Ground Floor

Lounge	6.20m (20'4") x 3.90m (12'10")
Utility	3.50m (11'6") x 1.70m (5'7")
Conservatory	6.30m (20'8") x 3.80m (12'6")
Kitchen/Diner	6.60m (21'8") x 3.50m (11'6")
Dining Room/Bed5	5.50m (18'1") x 3.70m (12'2")
Jack and Jill Bathroom	3.70m (12'2") x 2.40m (7'10")
Bedroom 4	5.00m (16'5") x 2.60m (8'7")

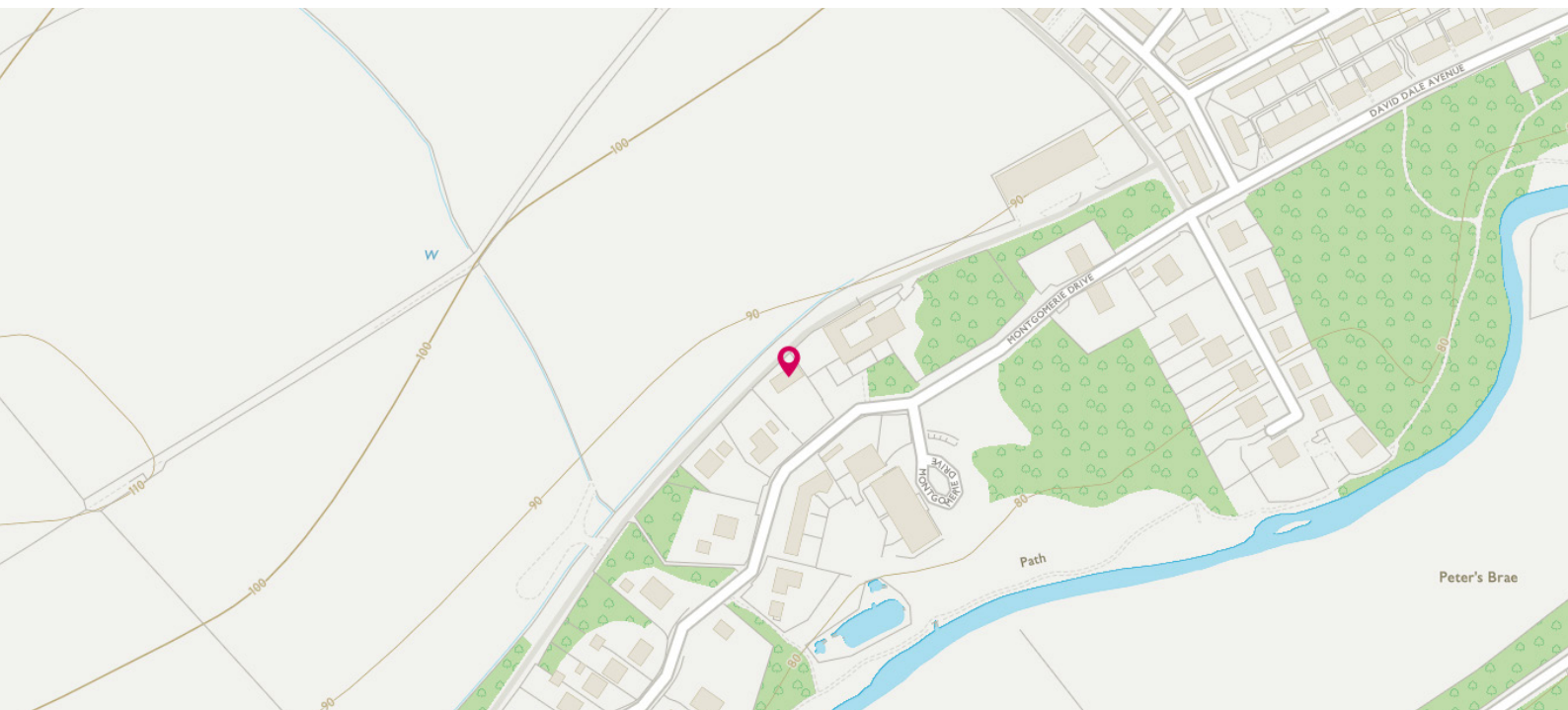
## First Floor

Master Bedroom	6.20m (20'4") x 4.00m (13'1")
En-suite	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	5.68m (18'8") x 3.90m (12'10")
En-suite	2.50m (8'2") x 1.70m (5'7")
Bedroom 3	5.00m (16'5") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 265m<sup>2</sup>

EPC Rating: C

Extras Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# THE LOCATION

Lainshaw Estate is an exclusive & picturesque residential area on the edge of Lainshaw Woods and near Annick River within close proximity of Stewarton town centre. The local schools are renowned for their academic reputation, while the town has a variety of amenities including, local independent shops, supermarket, restaurants and pubs.

Stewarton is a highly sought after place to stay due to the towns location and efficient transport links to Glasgow (30min train journey every half hour), Ayrshire and Renfrewshire. There is an array of woodland country walks which are calming and tranquil.



  
Solicitors & Estate Agents

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