

14 Somerville Park

LAWTHORN, IRVINE, NORTH AYRSHIRE, KA11 2EL



*A BEAUTIFUL PRESENTED FOUR BEDROOM
DETACHED HOUSE, TUCKED AWAY IN A POPULAR
POCKET OF IRVINE*



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Part Exchange available. We are delighted to bring to the market this striking, four-bedroom detached villa, which redefines what modern living in Scotland is all about. The property is tucked away from the road and sits on a good plot. In terms of location, layout, style and detail, the owner has created an architectural look and an internal aesthetic that is perfect for its enviable location.

If you have ever leafed through a trendy home magazine, you will know that certain homes capture your eye and make you read on. Number 14 is such a place, with stylish decor and a highly impressive location, but at the same time, an enjoyable and functional place in which to live and to enjoy with friends and family. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance.



On entering the property, it is immediately apparent that the home has been looked after, which is fit for today's modern living and offered to the market in "walk-in" condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming entrance hallway allows access to all rooms on this level. The formal lounge is pleasantly located to the rear and flooded with natural light from a door that opens onto the rear garden, where you can invite the outside in. The feature wall with the fire and surround gives the room a real cozy feel, this spot will be the perfect place to unwind after a hard day.







The dining kitchen has a selection of floor and wall-mounted units with a breakfast bar and striking worktops providing a fashionable and efficient workspace. It comes complete with a host of integrated appliances. The dining area has played host to more formal occasions when entertaining friends and family. A useful WC completed the accommodation on this level.

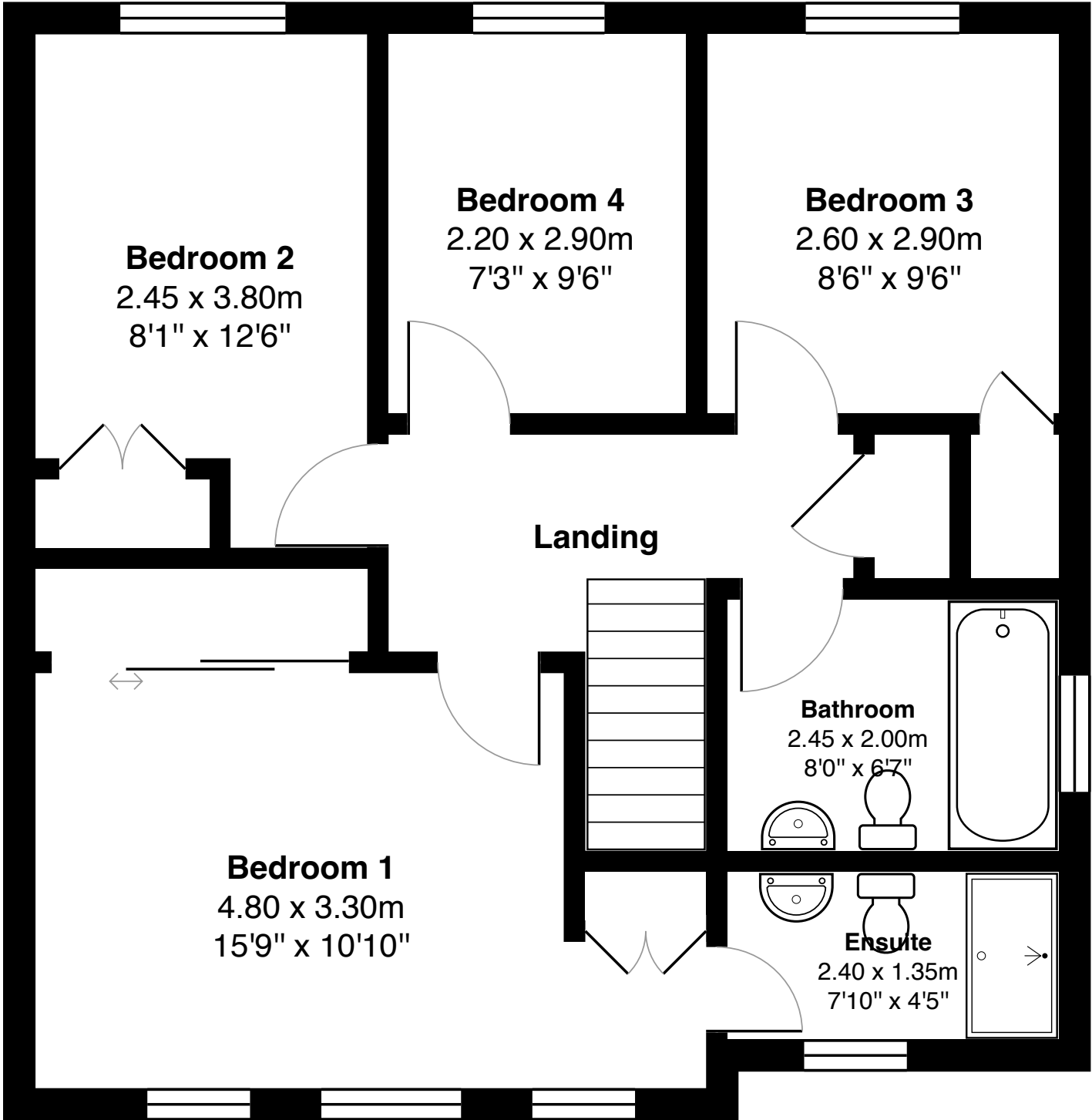
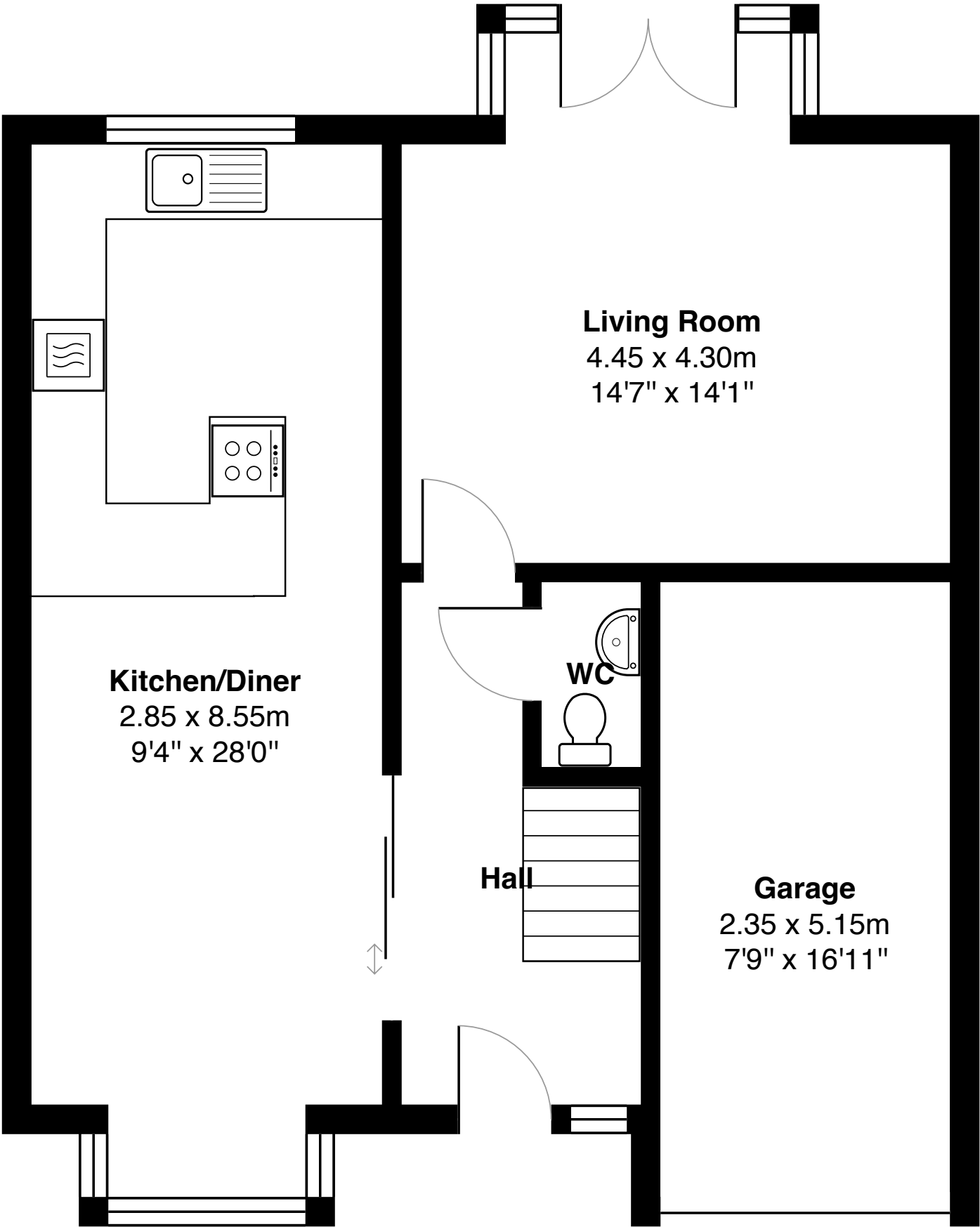


Journeying upstairs, the crisp and contemporary styling continues. Here, you will discover four good-sized bedrooms, with the master bedroom being complemented by an impressive en-suite. All of the bedrooms are bright and spacious with interesting views and space for additional free-standing furniture if required. A family bathroom suite with a built-in TV completes the impressive accommodation internally.





Gross internal floor area (m²): 105m²
EPC Rating: C





Externally, there are private front and rear garden grounds. To the front, there is a driveway providing off-road parking and a garage thereafter. To the rear, there is a fully enclosed garden area which provides a safe environment for children and pets. The outhouse will be a popular choice for all family members.

The high specifications of this family home also include double-glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.



Located in the desirable Lawthorn area on the outskirts of Irvine, 14 Somerville Park benefits from a quiet, residential setting with easy access to local amenities, schools, and transport links. Irvine town centre, with its shops, restaurants, and leisure facilities, is just a short drive away, while nearby parks, golf courses, and beaches offer plenty of outdoor recreation. Excellent road and rail connections make commuting to Glasgow and surrounding areas straightforward, making this a perfect base for families seeking a blend of suburban tranquillity and urban accessibility.

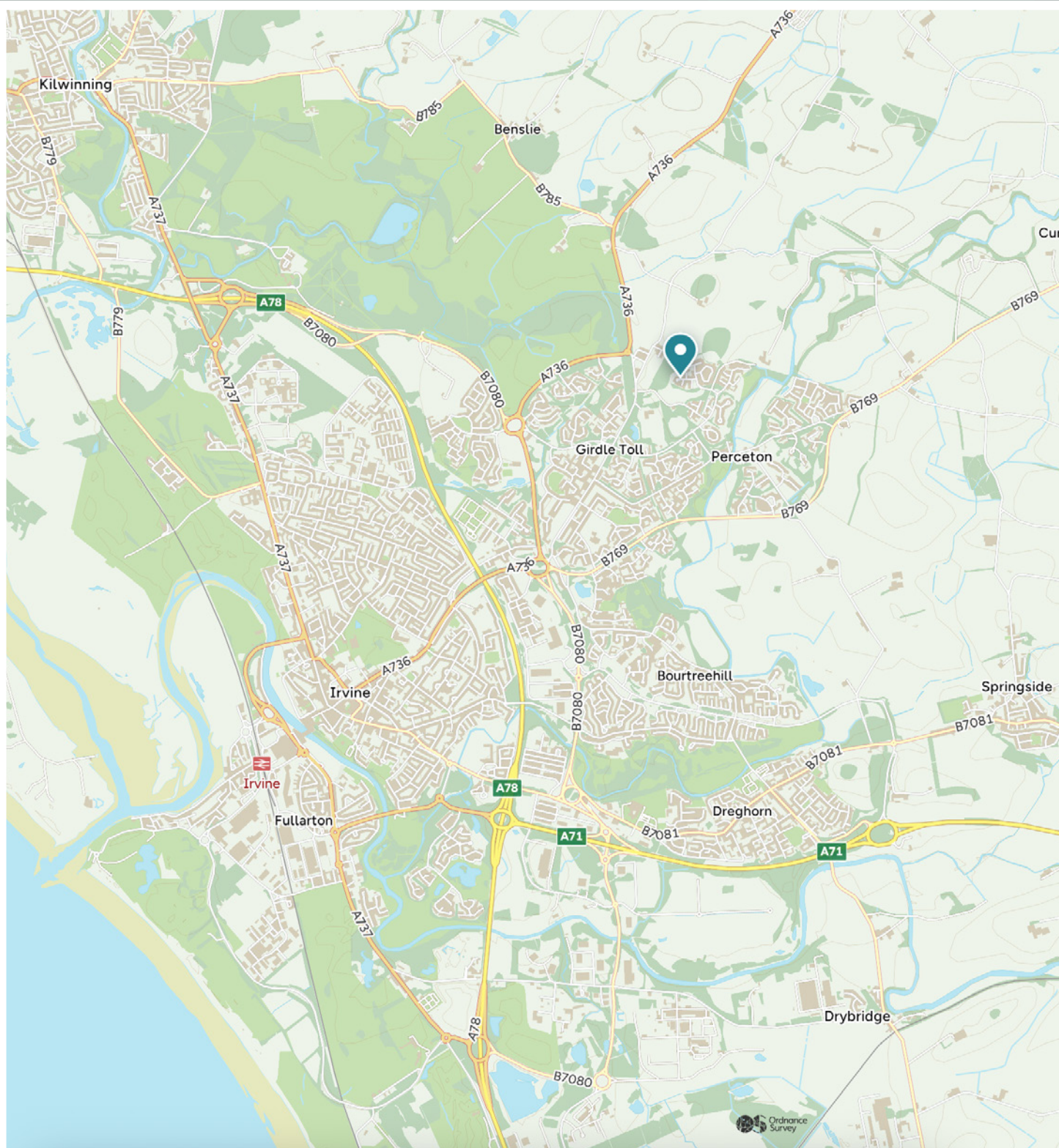


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
THE 2021 TIMES



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