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15 Montgomerie Avenue

FAIRLIE, NORTH AYRSHIRE, KA29 0EE



FAIRLIE

NORTH AYRSHIRE, KA29 0EE

Fairlie is a popular small village located on the Clyde Coast, south of Largs.

The village has many amenities which include a primary school, Fairlie Primary, local bar / restaurant, shopping facilities and a bowling club. Fairlie is located within close proximity to Kelburn Country Park and Largs Marina and it is within the catchment area for those who have children attending Largs Academy Campus. The village is also well positioned for accessing all major road networks and there is a local train station which provides a frequent mainline service to Largs and Glasgow.



15 MONTGOMERIE AVENUE

FAIRLIE, NORTH AYRSHIRE

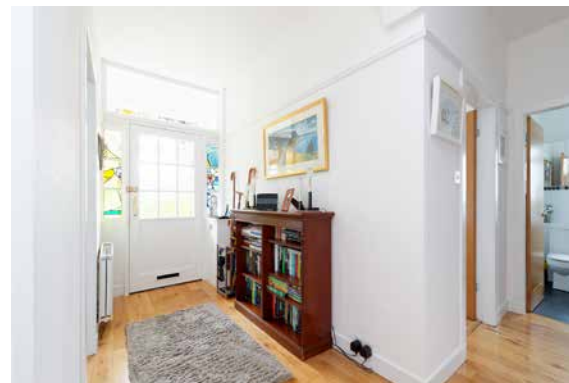
Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that certain houses capture the imagination! Having an eye for style and quality, the current owners have transformed and decorated this villa to the highest of standards. This beautifully presented four bedroom detached villa, with an impressive entrance into the front garden that sets a grand stage for 15 Montgomerie Avenue.

The perfect marriage of modern splendour and quality fixtures & 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.

Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The formal 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 breakfasting

kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface - creating a fashionable and efficient workspace. It is also complemented with a host of integrated appliances, A useful utility room can be accessed from the kitchen/diner. The crisp and contemporary styling continues into the two well-appointed bedrooms positioned on the ground floor level. With a tastefully decorated theme on a bright and fresh layout, these rooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. Either of these bedrooms can be transformed into an additional lounge or a formal dining room. A stunning shower room completes the accommodation on this level.

A staircase provides access to the first-floor level where you will find additional accommodation, a further two bright and airy well-appointed bedrooms, with extensive storage under the eaves. A useful WC completes the impressive internal layout.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.60m (21'8") x 2.90m (9'6")
Lounge	4.10m (13'5") x 3.70m (12'2")
Bedroom 1	4.70m (15'5") x 3.30m (10'10")
Bedroom 2	4.20m (13'9") x 3.70m (12'2")
Bedroom 3	3.70m (12'2") x 3.20m (10'6")
Bedroom 4	3.50m (11'6") x 3.40m (11'2")
Bathroom	2.10m (6'11") x 2.10m (6'11")
Utility	3.00m (9'10") x 2.10m (6'11")
WC	3.00m (9'10") x 1.00m (3'3")

Gross internal floor area (m²): 129m²
EPC Rating: E

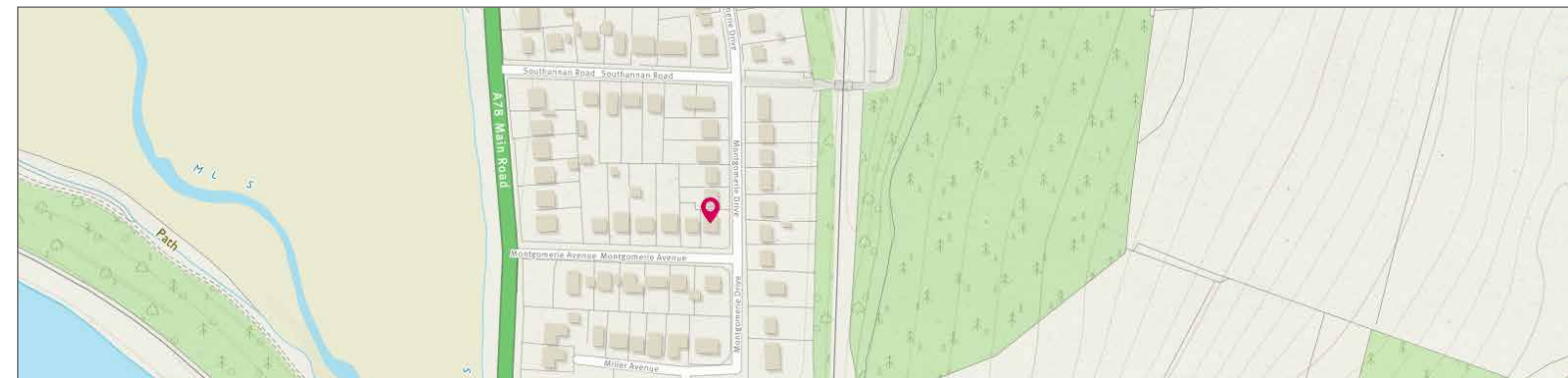


Image credit: <https://www.online-survey.co.uk/omaps/>



The garden grounds are undoubtedly the heart of this grand home. Generous grounds are synonymous with the luxury inside and complete this tranquil home. The well-maintained garden grounds to the front, side and rear are a sheer delight. The large shed will come in useful for those looking for additional storage space. Off street parking available in front off the shed. Double glazing and gas central heating is provided throughout to create a warm, yet cost-effective way of living all year round.



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