

4 Burnbrae Drive

PERCETON, IRVINE, NORTH AYRSHIRE, KA11 2DX



A SPACIOUS THREE/FOUR BEDROOM DETACHED HOME SITUATED WITHIN THE ESTEEMED PERCETON AREA IN IRVINE



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Presenting an impeccably constructed, three/four-bedroom detached villa situated within the esteemed Perceton area in Irvine. Boasting a formal lounge, family lounge/fourth bedroom, dining kitchen, large utility room, shower room, three bedrooms of the first floor with a master en-suite and a further shower room thereafter, ample multi-car driveway, and meticulously landscaped gardens, this property invites discerning buyers to explore its abundant offerings.

Exuding an aura of sophistication, the residence showcases a harmonious fusion of contemporary and chic interiors, tastefully adorned in vibrant hues, and complemented by premium flooring. Featuring double glazing and a gas-fired central heating system, comfort and sustainability are seamlessly integrated into the home's design.

"...The ground floor welcomes guests with a grand reception hall, adorned with a gallery staircase..."

THE PROPERTY

The ground floor welcomes guests with a grand reception hall, adorned with a gallery staircase. A spacious formal lounge is pleasantly located to the front of the property and enjoys a pleasant look onto the front garden from the feature bay window.







KITCHEN/ DINER

The large dining kitchen boasts floor and wall mounted units, integrated appliances and a central island, it's easy to imagine the evenings of fine dining this zone has played host to. Another impressive room is the family lounge. This room was originally a fourth bedroom and has been transformed into a family zone with a set of doors that give access onto the rear garden, where you can invite outside in. A convenient utility room and shower room, complete the ground-level accommodation.





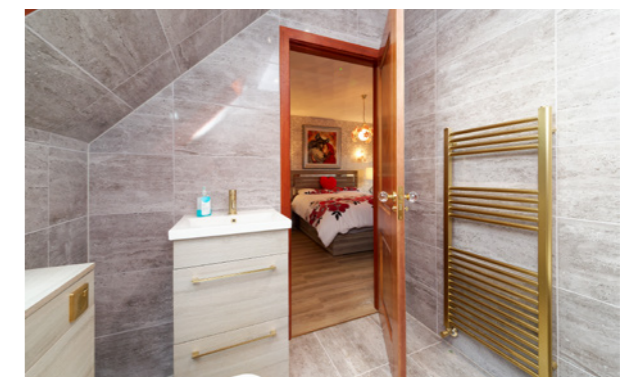




BEDROOMS & BATHROOMS

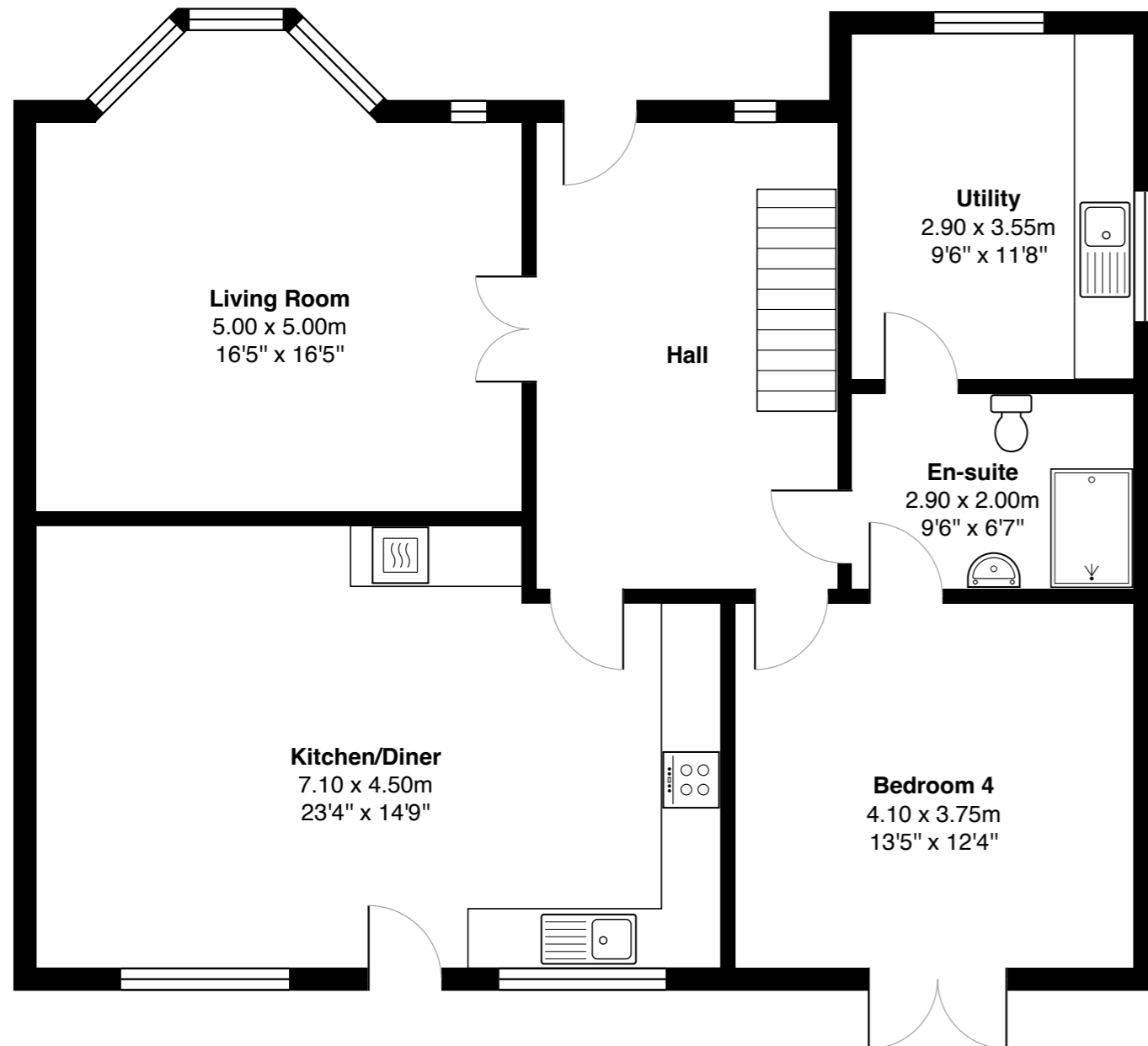
Ascending to the upper floor reveals three generously proportioned double bedrooms, with the master suite enjoying the luxury of an en-suite shower room. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture. An elegantly appointed shower room completes the impressive accommodation internally.



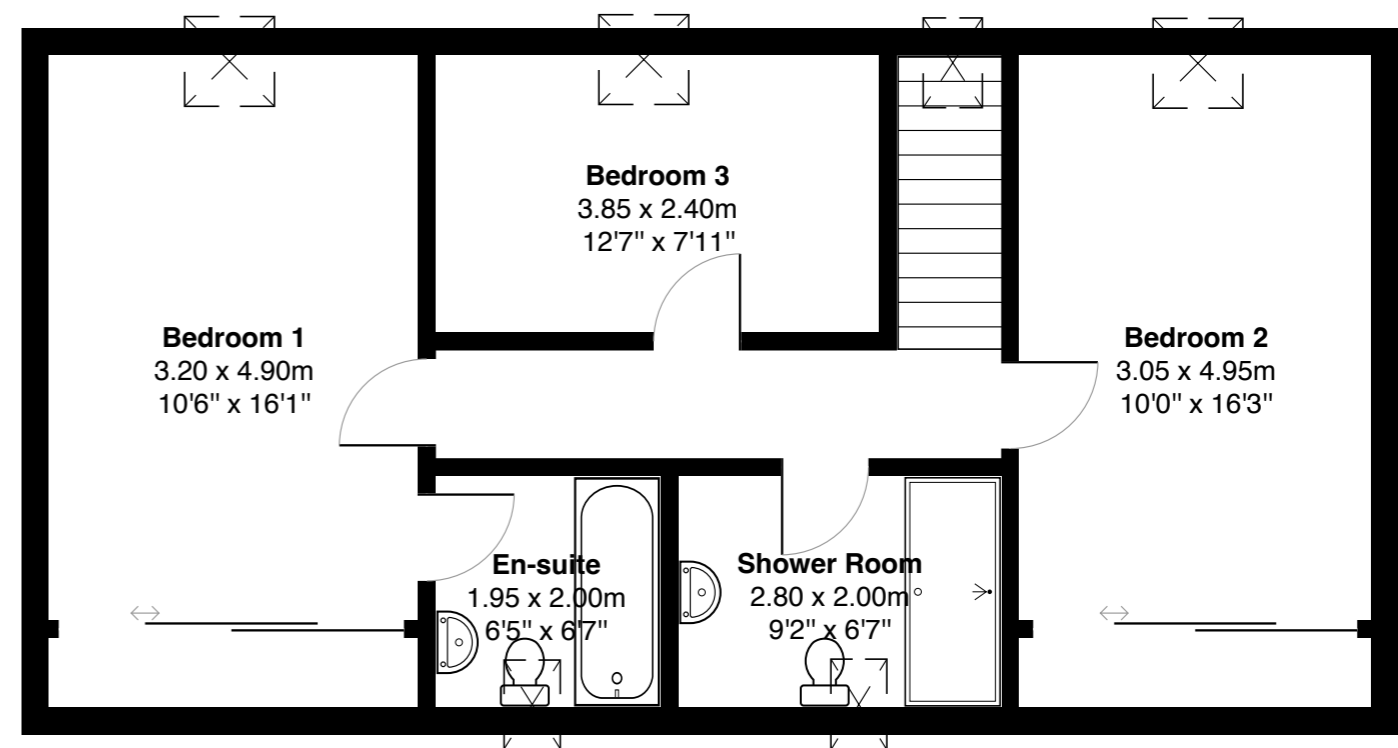








Gross internal floor area (m²): 166m²
EPC Rating: C



"...many a summers evening will be spent in this zone enjoying the peace and quiet..."

THE EXTERIOR

Externally, there are private front and rear gardens. To the front, the property showcases a low-maintenance driveway capable of accommodating multiple vehicles. The rear garden is a real suntrap, especially in summer months and many a summers evening will be spent in this zone enjoying the peace and quiet.





THE LOCATION

Burnbrae Drive is situated within the highly sought after area of Perceton, which is tucked away in a popular pocket of Irvine. The property offers ease of access to the main road networks with Glasgow being 28 miles away, 23 miles from Glasgow airport and 12 miles to Glasgow Prestwick airport. A railway station is situated near the town centre and is on the main lines between Stranraer and Glasgow with Glasgow Central being a mere 35-minute train journey. There is also a train service from Glasgow to Ayr which is every 30 minutes. A comprehensive local bus network, coupled with frequent services to Ardrossan, Greenock, Kilmarnock, Ayr, Troon and Glasgow, is provided daily.

Ayrshire is famous for golf with its championship courses close by at Troon, Prestwick and Turnberry. Irvine is also the proud home to three private links courses, Dundonald Links, Western Gables and Bogside and one municipal course, Ravenspark.





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

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