



26 Montgomerie Drive

Stewarton

Kilmarnock, KA3 3AP

Offers Over £525,000

GREIG
Residential



Montgomerie Drive

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Immerse yourself in this breathtakingly opulent nine apartment detached villa spanning approx. 313 sq metres, located within the prestigious Lainshaw Estate in Stewarton on a prominent plot complete with a woodland backdrop. This modern yet characterful family villa enjoys an array of charming traditional features whilst providing contemporary decor and upgraded fixtures and fittings across two levels. With five flexible public rooms and four double bedrooms, this enviable home provides a versatile layout to suit any family's requirements. Complemented externally by sizeable wraparound landscaped garden grounds, driveway and detached double garage, with leafy outlooks, early viewings are advised.

Stewarton is a popular commuter town with excellent transport links including the local train station regularly servicing Glasgow in just 30 minutes. Well considered local schooling for all levels is available within the town too.





Hallway

3.02m x 7.18m (9' 11" x 23' 7") The grand welcoming entrance hallway sets the tone for this stunning family villa, complete with neutral decor, tiled flooring, practical storage cupboard and carpeted staircase leading to the upper level. Door access to formal lounge, family room, kitchen and cloaks/wc, dining room and a carpeted staircase leads to the upper level.

Formal Lounge

4.16m x 5.97m (13' 8" x 19' 7") The impressive formal lounge is a sizeable main apartment, intricately styled with tasteful decor and characterful features including ceiling coving, deep skirtings, feature fireplace and double glazed bay window to the front. Laminate flooring, side facing double glazed window and plentiful space for freestanding furniture.

Family Room

4.12m x 4.72m (13' 6" x 15' 6") Spacious family room offering dual aspect double glazed windows to the front and side, with the front aspect being a feature bay window, neutral decor and laminate flooring. A flexible apartment which could lend itself to a multitude of uses.

Dining Room

4.79m x 3.42m (15' 9" x 11' 3") Well presented, generous dining room offering soft decor, tiled flooring and a double glazed bay window to the side.

Kitchen

7.27m x 4.16m (23' 10" x 13' 8") Striking bespoke fitted kitchen boasting an excellent range of contemporary cream shaker style wall and base storage units with contrasting granite work surfaces. Feature central breakfasting island with timber work surface, double Belfast sink unit, Rangemaster cooker and integrated microwave. Space for American style fridge/freezer, tiled splashback and flooring, neutral decor and ceiling spotlights. Under floor heating, double glazed window to the side, door access to utility room, large pantry, sun room and TV room.

TV Room

4.12m x 4.10m (13' 6" x 13' 5") This sizeable public room is set to the rear of the property with dual aspect double glazed windows to the side and rear, neutral decor, tiled flooring and double door access into conservatory.





Conservatory

7.68m x 4.68m (25' 2" x 15' 4") With glazed double door access from both the kitchen and TV room is the spectacular rear conservatory with double glazing on three aspects providing welcoming garden views. Under floor heating with tiled flooring, neutral decor and French doors leading out into the gardens.

Utility Room

4.12m x 2.27m (13' 6" x 7' 5") Practical, larger than average utility room provides additional base and wall storage units with work surface, stainless steel sink and drainer, plumbing/space for washing machine and tumble dryer. Double door storage cupboard, white decor, tiled flooring and door leading out into the gardens.

Cloaks/WC

2.20m x 1.79m (7' 3" x 5' 10") Two piece cloaks/wc comprising of a wash hand basin with marble effect vanity storage unit and wc. Soft decor, laminate flooring and heated towel rail.

Upper Landing

2.99m x 8.54m (9' 10" x 28' 0") On the upper level the galleried landing is laid to carpet with neutral decor and storage cupboard. Double glazed window to the front, door

Master Bedroom

4.13m x 6.89m (13' 7" x 22' 7") The opulent master bedroom is an impressive double complete with neutral decor with ceiling cornice and deep skirtings, fitted carpet and triple door fitted wardrobes providing plentiful storage space. Double glazed windows to the side and rear, door access to en suite facilities.

Master En Suite

4.80m x 3.00m (15' 9" x 9' 10") Beautiful, sizeable four piece master en suite comprising of a wash hand basin with marble effect vanity storage unit, wc, bath and corner shower cubicle with mains overhead shower. Tiling to walls and tasteful decor, laminate flooring, ceiling spotlights, heated towel rail and double glazed bay window to the side.

Bedroom Two

4.17m x 5.44m (13' 8" x 17' 10") A generous double and is front facing with a double glazed bay window, soft decor, fitted carpet, double door fitted wardrobes and access to a jack n jill en-suite.





Jack n Jill En Suite

4.17m x 2.38m (13' 8" x 7' 10") Servicing bedrooms two and three, the five piece 'Jack n Jill' en suite comprises of 'His & Hers' wash hand basin set, wc, bath and corner shower cubicle with mains overhead shower. Stylish tiling to walls and floor, modern decor, heated towel rail and double glazed opaque window to the side.

Bedroom Three

4.17m x 4.09m (13' 8" x 13' 5") The third double bedroom offers triple door fitted wardrobes, modern decor, fitted carpet, rear facing double glazed window and access to Jack n Jill ensuite.

Bedroom Four

4.13m x 4.73m (13' 7" x 15' 6") With dual aspect double glazed windows to the front and side, with the front being a feature bay window, bedroom four is a spacious double offering neutral decor, fitted carpet and triple door fitted wardrobes.



Bathroom

3.00m x 2.79m (9' 10" x 9' 2") Completing the internal accommodation is the four piece family bathroom suite comprising of wash hand basin, wc, bath and separate corner shower cubicle with mains overhead shower. Modern tiling to walls with neutral decor, tiled flooring, ceiling spotlights and a double glazed window to the rear.

Garage

Detached double brick built garage with electric door access, power and lighting.

External

Boasting a substantial and prominent plot, this excellent home provides private wraparound garden grounds. The front and side gardens are laid to chips providing plentiful private off street parking with dual access, leading to the detached double garage. The sizeable rear gardens are landscaped to include a large paved patio, manicured lawn and a selection of mature shrubbery. A secure gate in the rear gardens provides direct access to a woodland area where you can enjoy wooded walks.



Locality

Stewarton is a popular commuter town conveniently positioned between the south side of Glasgow and the Ayrshire town of Kilmarnock. The town is very well served with the train station offering a direct service to Glasgow City Centre within 30 minutes. The town has a strong sense of community and terrific local primary and secondary schooling. Surrounding the estate are some lovely nature walks along the neighbouring river and on towards the town. There are a number of quality independent retailers within the town together with supermarkets, highly recommended restaurants and delicatessens.

Council Tax

Band G

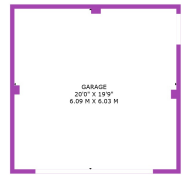
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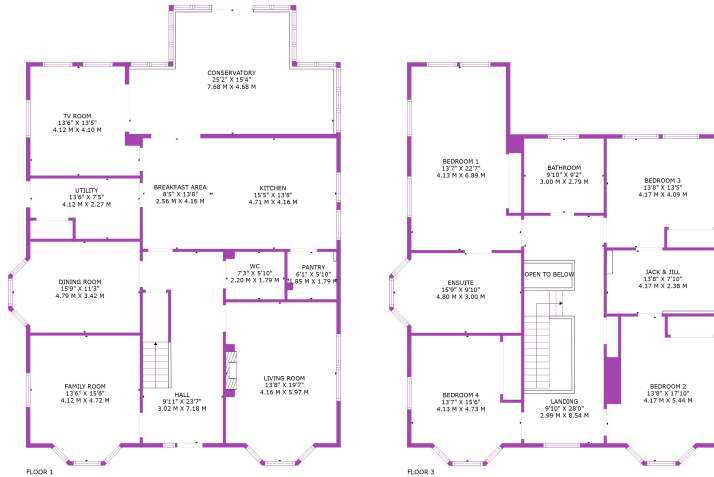
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FLOOR 2



FLOOR 1

FLOOR 3

TOTAL: 3331 sq. ft, 309 m2

FLOOR 1: 1790 sq. ft, 166 m2, FLOOR 2: 0 sq. ft, 0 m2, FLOOR 3: 1541 sq. ft, 143 m2
EXCLUDED AREAS: UTILITY: 86 sq. ft, 8 m2, GARAGE: 395 sq. ft, 37 m2, OPEN TO BELOW: 18 sq. ft, 2 m2
WALLS: 241 sq. ft, 22 m2

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