




Solicitors & Estate Agents
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28 Montgomerie Terrace

SKELMORLIE, NORTH AYRSHIRE, PA17 5DT

SKELMORLIE

Skelmorlie and the neighbouring village of Wemyss Bay provide excellent local amenities. The two villages form a belt of substantial, predominantly Victorian dwellings where wealthy merchants of Glasgow built their holiday and weekend homes. Today, many of these dwellings have been subdivided and are occupied by families commuting to Glasgow.

The M8 and the city centre of Glasgow can be accessed via the A78 in approximately forty-five minutes by car and by train in a similar time from Wemyss Bay Railway Station. Wemyss Bay also serves as the ferry terminal for holidaymakers travelling to Rothesay and the Isle of Bute.

Prestwick Airport (33 miles) provides flights to London Stansted, Ireland and a wide number of European destinations.

Local schooling can be found nearby at Largs Academy, with Glasgow and Kilmacolm providing an excellent choice of private schooling. There is also a local primary school in Skelmorlie. For sporting enthusiasts, the Firth of Clyde provides some of Scotland's most testing waters and is home to a number of acclaimed marinas including Kip Marina and Largs Yacht Haven where many a fine craft can be found. There are a number of quality golf courses in the area including Skelmorlie Golf Club's 18-hole course.



SKELMORLIE VIEWS, SHORE ROAD, SHORE ROAD FERRY & WEMYSS BAY STATION

THE PROPERTY

Part Exchange available. We are delighted to offer this four bedroom detached villa which is available immediately in the popular village of Upper Skelmorlie. Number 28 Montgomerie Terrace occupies an attractive position and has been designed to make the most of its unspoilt location, with panoramic sea views. Inside this fantastic home, you will find exceptional design and an inspired layout that provides light-filled, spacious accommodation. An open, free-flowing approach to internal space ensures that this home combines livability with highly refined elegance.

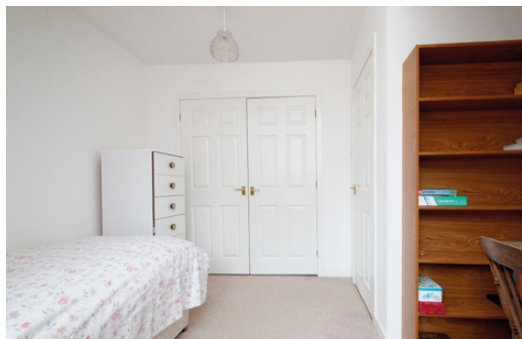
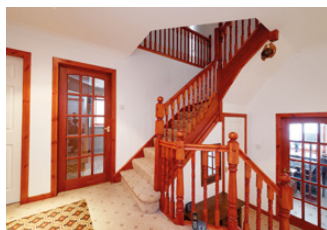
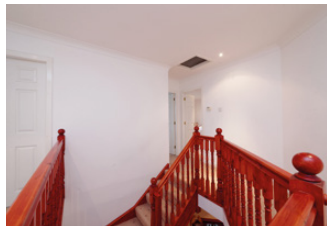
A welcoming hallway leads to all the rooms on this level. An impressive formal lounge is flooded with natural light and boasts spectacular views of the ever-changing waters of the Clyde. The breakfasting kitchen has been fitted to include a good range of contemporary floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from a host of integrated appliances. This zone is popular when mum's breakfast is on the go. Access to the conservatory is from this area and is a great room to just relax and admire the far-reaching views over the Clyde and beyond. An additional public room is gained from this level and is used by the current owner as a home office. This could be transformed into a formal dining room for those who like to entertain. A useful WC completes the accommodation on this level.

The first floor is thoughtfully planned out with four well proportioned, bright and airy bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required with the master bedroom is further enhanced with an en-suite. The four-piece family bathroom suite completes the impressive accommodation. The property benefits from gas-fired central heating to radiators and double glazing for additional comfort.

Externally, there is a mono-block driveway for a number of vehicles and access to a double integral garage, which could easily be converted into additional living accommodation (subject to obtaining the necessary consents). The front and rear gardens are well maintained with thoughtful landscaping and design. Long summer's nights will undoubtedly be spent enjoying the stunning views and the spectacular sunset from the raised patio.

Viewings by appointment only.





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

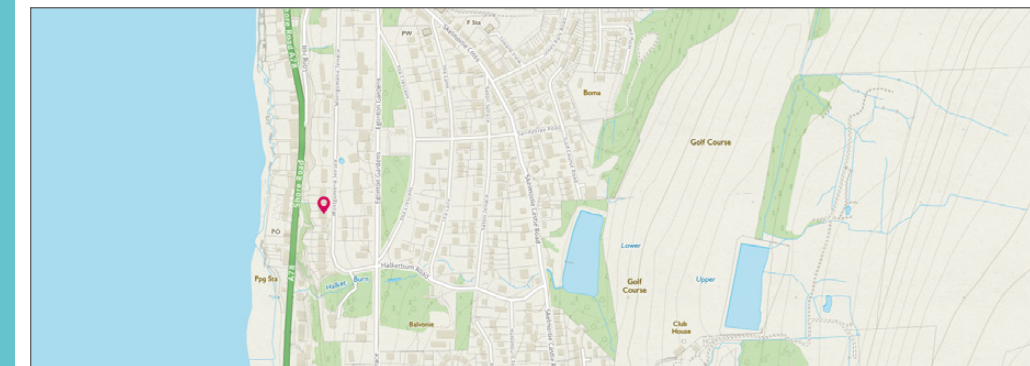
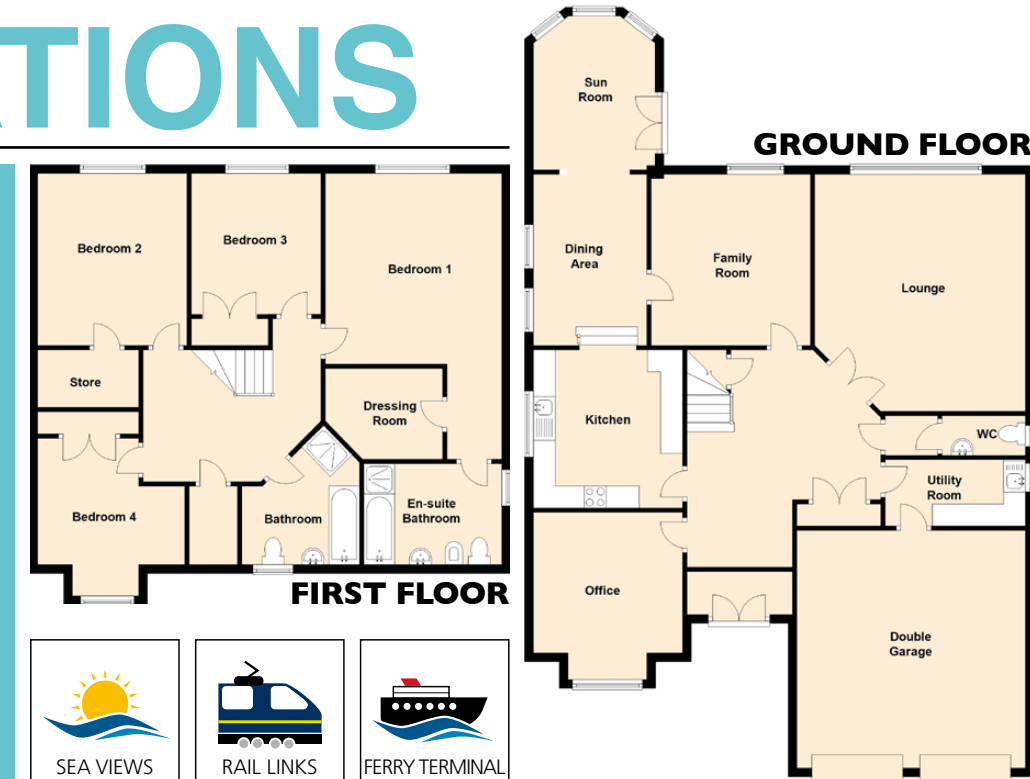
Lounge	5.50m (18') x 4.40m (14'5")
Kitchen	3.60m (11'10") x 3.30m (10'10")
Utility Room	3.20m (10'6") x 1.60m (5'3")
Dining Area	3.80m (12'5") x 2.20m (7'3")
Sun Room	3.60m (11'10") x 3.00m (9'10")
Office	3.20m (10'6") x 3.20m (10'6")
Family Room	4.00m (13'1") x 3.60m (11'10")
Bedroom 1	6.50m (21'4") x 4.00m (13'1")
En-suite Bathroom	3.10m (10'2") x 2.40m (7'11")
Dressing Room	3.00m (9'10") x 2.20m (7'3")
Bedroom 2	3.91m (12'10") x 3.35m (11')
Bedroom 3	3.10m (10'2") x 3.00m (9'10")
Bedroom 4	3.20m (10'6") x 2.22m (7'3")
Bathroom	2.68m (8'10") x 2.51m (8'3")
WC	1.80m (5'11") x 0.90m (2'11")
Double Garage	5.60m (18'4") x 5.20m (17'1")

Gross internal floor area (m²) - 201m²

EPC Rating - C

Extras
(Included in the sale)

Carpets, floor coverings, light fixtures, fittings, curtains and blinds.





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Part
Exchange
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