



Three/four bedroom detached villa

In a unspoiled location with panoramic sea views

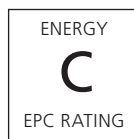


16 Montgomerie Terrace

Skelmorlie, North Ayrshire, PA17 5DT



Scan Here!





Skelmorlie

16 Montgomerie Terrace is positioned in one of the most sought after streets in the village of Skelmorlie. Skelmorlie and the neighbouring town of Wemyss Bay provide excellent local amenity shopping. 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 daily to Glasgow. The M8 and the city centre of Glasgow can be accessed via the A78 in approximately 45 minutes 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 continental European destinations. Local schooling can be found nearby at Largs Academy, with Glasgow and Kilmacolm providing an excellent choice of private schooling. There is 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 fine craft can be found. There are a number of quality golf courses in the area including Skelmorlie Golf Club's 18 hole course.





16 Montgomerie Terrace

Part Exchange Available. We are delighted to offer for sale this three bedroom detached villa in the popular village of Upper Skelmorlie. The current owners have looked after this family home for many a year which makes it fit for today's modern living. 16 Montgomerie Terrace is situated in an attractive position and has been designed to make the most of its unspoiled location, with panoramic sea views. Inside this fantastic three bedroom home, you will find exceptional design and an inspired layout that provides light-filled, spacious luxury. An open, free-flowing approach to internal space ensures that this home combines liveability with highly refined elegance.

An entrance vestibule gives access to the reception hall and doorway access to the integral garage (which could be utilised to meet each individual purchaser(s) needs and requirements) - the hallway then allows access to all apartments on this level. An impressive formal lounge/dinning room is pleasantly located to the rear with direct access into the conservatory which will undoubtedly be popular with all members of the family. The formal lounge is further complimented with a feature fire and surround as its focal point - the perfect room to relax in after a hard day. The conservatory is flooded with natural light and can be enjoyed all year round whilst boasting elevated views of the Firth of



Clyde, Argyll and Arran to the west. The dining area is useful when showing off your culinary skills to friends and family on more formal occasions - with the chef never too far from the party as the kitchen is ideally positioned next to the dining room. The fitted kitchen, which has Amtico flooring, has a contemporary range of floor and wall mounted units with a contrasting work-surface - creating a fashionable and efficient work-space. It comes complete with a host of integrated appliances and a useful utility room. The handy breakfast bar is popular when mum's breakfast is on the go or for a read of the Sunday papers! A 'family room' is positioned at the front of the property with a real 'cosy' feel about it. This room is great for some 'me' time. A wc/cloaks completes the accommodation on this level.

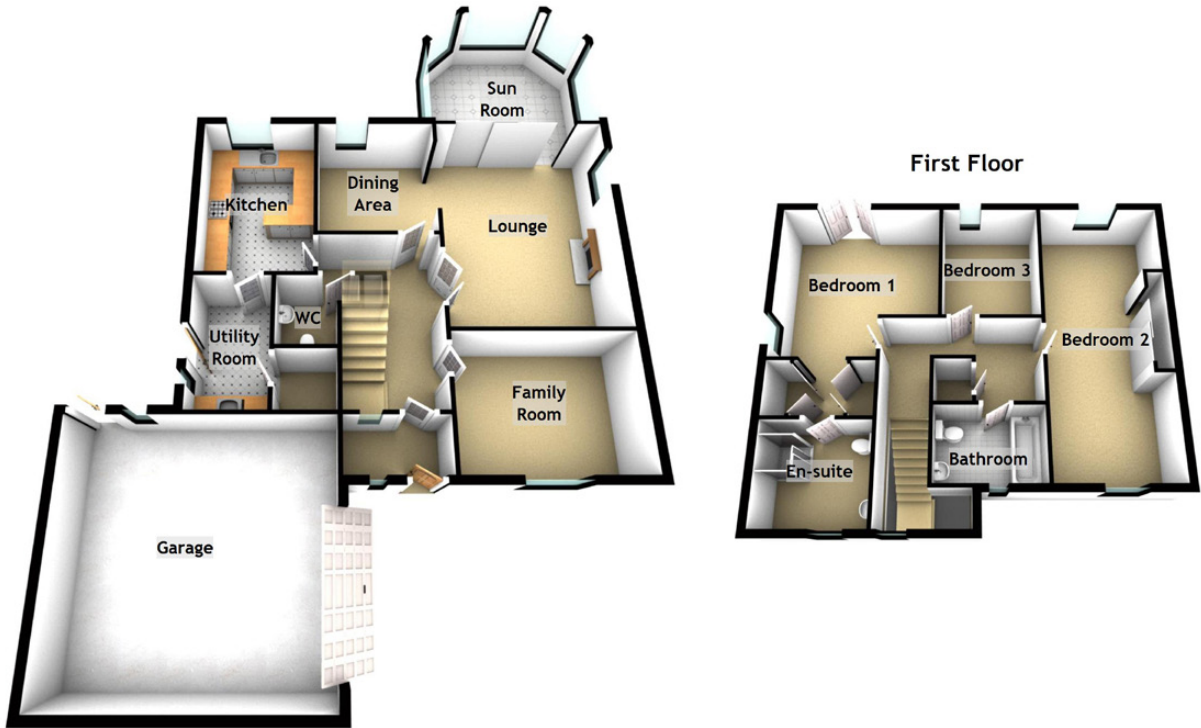
A staircase from the hallway leads to the first floor level, revealing three well proportioned bedrooms and a family bathroom. The master bedroom has a walk in dressing room



and ensuite shower room and an envious external balcony giving fine water views. The guest bedroom extends to the width of the property and could easily be split to make two bedrooms if required. The current owners have transformed the third bedroom into a 'study/hot office' for working from home arrangements. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required.

Externally, the rear garden has been carefully designed to provide seasonal colour along with a great deal of privacy. Many summer evenings will be spent in this zone enjoying the wonderful outlook and peace and quiet. A monoblock driveway to the front provides off road parking for a number of vehicles - leading to a double garage with power water and electric up and over door. High specifications also include double glazing and gas central heating to create a warm, yet cost effective way of living all year round.





Approximate Dimensions
(Taken from the widest point)

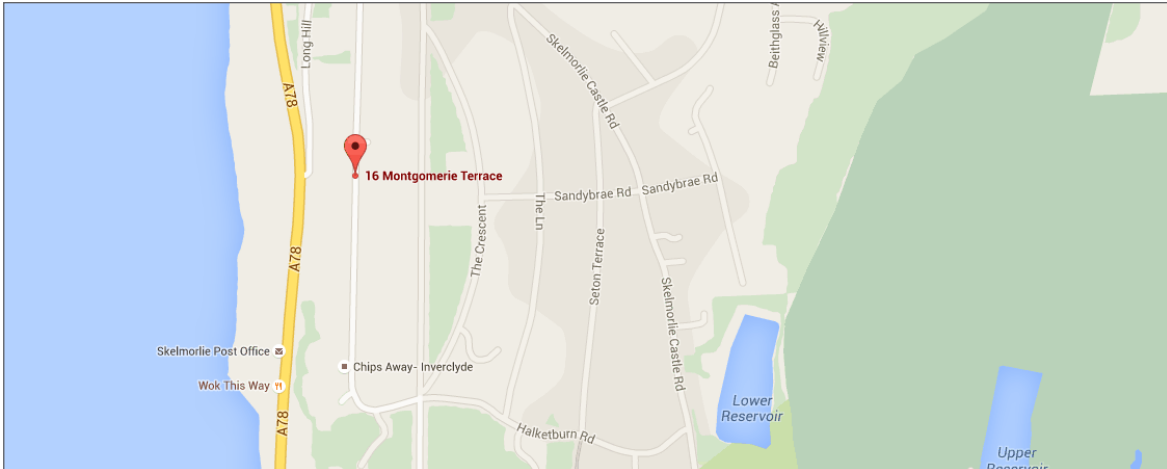
Lounge	5.30m (17'5") x 3.90m (12'10")
Dining Area	2.90m (9'6") x 2.70m (8'10")
Kitchen	4.00m (13'1") x 2.60m (8'6")
Utility Room	3.00m (9'10") x 1.70m (5'7")
Family Room	3.90m (12'10") x 3.00m (9'10")
Sun Room	3.90m (12'10") x 3.40m (11'2")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
En-suite	2.60m (8'6") x 1.20m (3'11")
Bedroom 2	7.10m (23'4") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.43m (8')

Bathroom	2.60m (8'6") x 1.80m (5'11")
WC	1.80m (5'11") x 1.60m (5'3")
Garage	5.50m (18'1") x 5.30m (17'5")

Gross internal floor area (m²) - 158

Extras
(Included in the sale)

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





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