



A bright and airy three/four bedroom detached villa
tucked away in a popular pocket of Irvine
The perfect property for a growing family

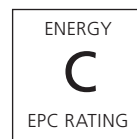


4 Ramstane Place

Perceton, Irvine, North Ayrshire, KA11 2BX



Scan Here!



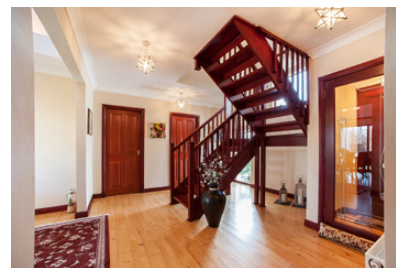


4 Ramstane Place

PERCETON, IRVINE, NORTH AYRSHIRE

4 Ramstane Place is within the highly sought after Perceton area, 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, Kilmarock, 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 courses; Ravenspark.





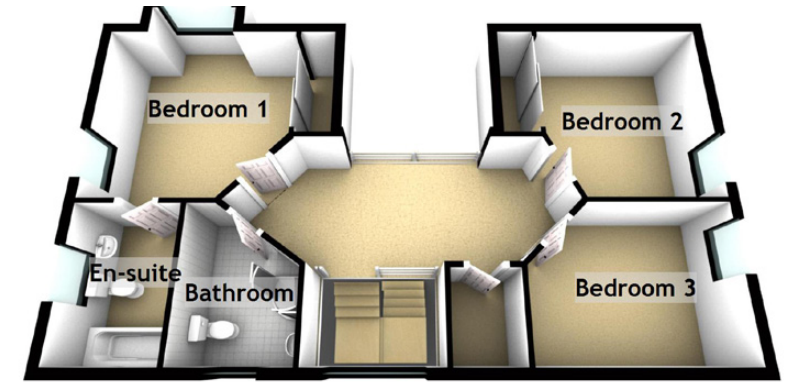
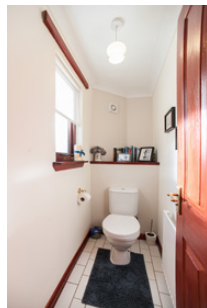
Part Exchange available. Positioned on a highly sought street in a popular pocket of Perceton, Irvine is this spacious and very adaptable three/four bedroom detached villa, formed over two levels which provides substantial accommodation for those with a growing family. The property has been designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality and can be adapted to meet individual purchasers' needs and requirements. Once inside discerning purchasers will be greeted with a first class specification. An envious dining hallway sets the tone for the rest of the beautiful property and provides access to all rooms on this level.

On the ground floor you will find an impressive formal lounge with a feature fire and surround which is pleasantly located to the rear of the villa with a set of patio doors allowing natural light to flood the room and offer views of the rear garden. A fully fitted kitchen/diner comes complete with a quality range of floor and wall mounted units and a contemporary work surface - providing a fashionable and efficient workspace. It further benefits from a range of integrated appliances making this the perfect zone for an aspiring chef. A useful utility room is situated next to the kitchen providing access to the garden. Bedroom four

is positioned on this level but could be used as a number of things such as study/hot office for those requiring working from home arrangements, a snug/family room or a room simply for some 'me' time. A WC completes the accommodation on this level. A set of stairs with a wooden bannister gives access to the first floor level which boasts a welcoming hallway that overlooks the dining hall - the open space will really catch your eye! On this level there are three well appointed bedrooms, all of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Two of the bedrooms are further enhanced with built-in wardrobes creating excellent storage space. The master bedroom is further complimented with a shower en-suite. A four piece family bathroom to include corner bath - the perfect place to unwind in, completes the impressive property internally.

Externally the property provides off-road parking for a number of vehicles and access to the intergrated garage. There are well maintained gardens, both front and rear with the rear being fully enclosed - providing a safe environment for children. Many a summer's evening will be spent in this zone enjoying the peace and quiet. Double glazing and gas central heating is provided throughout, creating a warm yet cost effective way of living all year round.





Approximate Dimensions

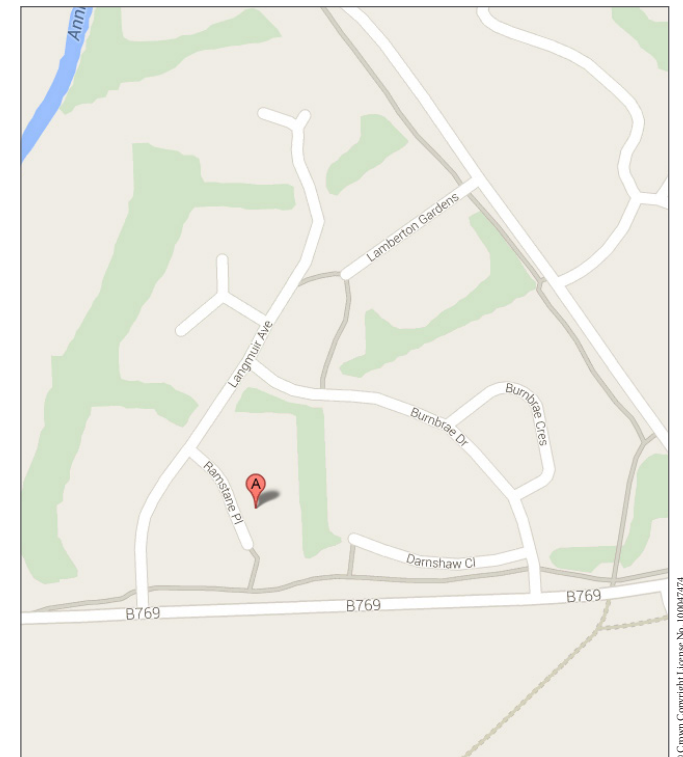
(Taken from the widest point)

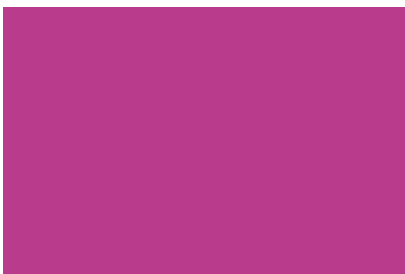
Lounge	5.38m (17'8") x 3.89m (12'9")
Kitchen/Diner	4.44m (14'7") x 3.85m (12'8")
Utility Room	2.50m (8'2") x 2.03m (6'8")
Dining Room	3.85m (12'8") x 3.10m (10'2")
Bedroom 1	3.78m (12'5") x 3.58m (11'9")
En-suite	2.15m (7'1") x 1.93m (6'4")
Bedroom 2	3.56m (11'8") x 3.20m (10'6")
Bedroom 3	3.76m (12'4") x 2.85m (9'4")
Bedroom 4/Snug	3.34m (10'11") x 3.00m (9'10")
Bathroom	3.31m (10'10") x 2.12m (6'11")
WC	2.26m (7'5") x 1.04m (3'5")
Garage	5.00m (16'5") x 2.80m (9'2")

Extras

(Included in the sale)

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





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DIANE KERR
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer