



33 THE GRANGE
PERCETON

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c o r u m



5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A stunning executive detached family villa, set on a preferred plot with large south facing gardens at the end of a cul-de-sac in Perceton, just a short drive from the M77 and other transport links to Glasgow.

The Grange is an exclusive executive development by renowned builders MacTaggart & Mickel, set within the popular and historic medieval settlement of Perceton at the outskirts of Irvine, ideally placed for commuting to Glasgow via the M77 or via the A737. One of Ayrshire's most sought-after residential areas, Perceton is just a short drive from the mainline rail stations at Irvine, Kilwinning, Kilmaurs and Stewarton, which all link into Glasgow City Centre, and the range of restaurants, bars and other amenities offered by these bustling towns.

Number 33 boasts the largest plot within the development and has a preferred situation, set at the end of a quiet cul-de-sac with impressive south facing garden grounds that look out over open countryside. The property itself has the wealth of living space and all the amenities one would expect from a modern family home, with an en suite in the master bedroom, ample storage, a luxury open plan kitchen into a family room, accommodation across seven main apartments and a detached double garage. The interior is beautifully presented, with neutral decor and quality finishes that include a glass balustrade, superior floor coverings and tasteful fixtures and fittings. The garden grounds are second to none and compliment the interior perfectly to create a first class family home that simply must be viewed to be fully appreciated.

In more detail, the internal accommodation extends to an entrance hallway with under stairs storage, a spacious lounge to the front, a downstairs WC, a bedroom/ dining room and a modern fitted kitchen that leads open plan to a family room, with two sets of French doors out to decking at the rear, a breakfast bar, a separate utility room with a door to the side and ample wall and base units. On the upper floor there is a master bedroom with fitted wardrobe and an en suite shower room, three further bedrooms, including two with fitted wardrobes, a modern family bathroom suite with a shower over the bath, loft access and storage off the landing.

Externally there is a driveway to the front that leads to the double garage with light and power, and there is a lawned area and decorative borders. There is gated access at the side round to the fully enclosed rear garden, that has excellent privacy with mature trees and wraps around the side to include a nursery garden area and potting shed. There is a large decked patio area that has an elevated south facing outlook across the predominantly lawned garden and out to rolling Ayrshire countryside.





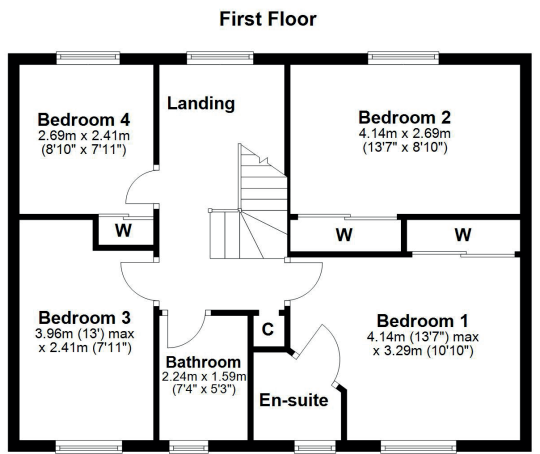
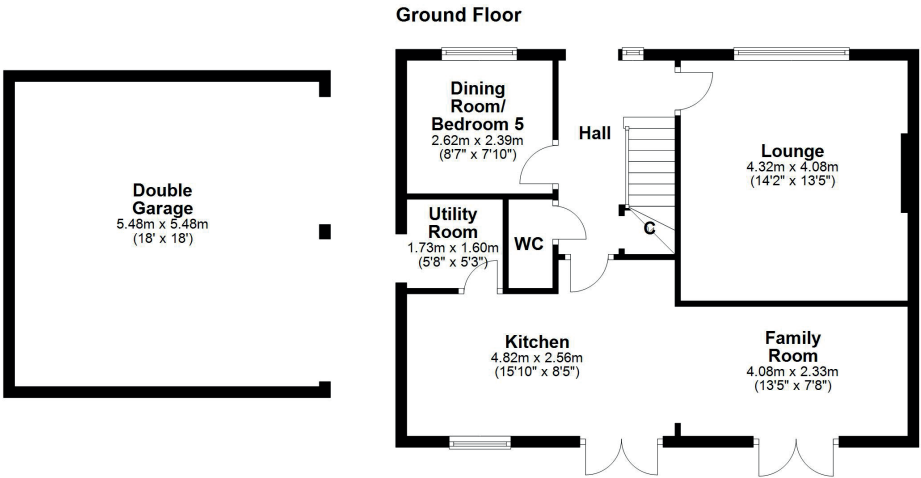












Perceton is a quiet and almost semi-rural area of Irvine, but well-located via bus links to the comprehensive range of amenities offered by the market town of Irvine, including schools, retail shopping, recreational facilities and rail links to Glasgow and beyond. The B769/B751 roads provide swift access to the M77 for the Glasgow commute and speedy access to both Glasgow Airport and Prestwick International Airport, and also to the towns of Stewarton and Kilmaurs, which both have mainline rail links to Glasgow. Ayrshire also has a range of championship golf courses, including Royal Troon and Trump Turnberry.

TR1749 | Sat Nav: 33 The Grange, Perceton, Irvine, KA11 2EU

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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