



**1 WILLIAMFIELD PARK**

IRVINE

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A stunning modern detached bungalow set within a private, executive estate, with flexible accommodation, ample parking, a detached double garage, landscaped gardens and ideally positioned close to the amenities of Irvine town and for transport links to Glasgow and beyond.**

Williamfield Park sits within the walled grounds of the original Williamfield House, constructed in around 1821 and converted into a Roman Catholic Convent a century later. Along with Williamfield Grove, this executive development was constructed after the building was demolished in the 1980s and is one of Irvine's most sought-after residential areas.

Number 1 is nestled at the very centre of the tree-lined grounds and is a beautifully presented detached bungalow, with a wealth of on-the-level accommodation that will suit a range of buyers. There is a luxury fitted dining kitchen, a modern bathroom and en suite shower room, ample storage throughout, including loft access and a large double garage, tasteful decor, quality flooring and high-end fittings. The property is complimented by tidy, landscaped garden grounds to the front and rear, all laid with low-maintenance in mind. Viewing is absolutely essential to appreciate the internal living space and the delightful setting of this fantastic home.

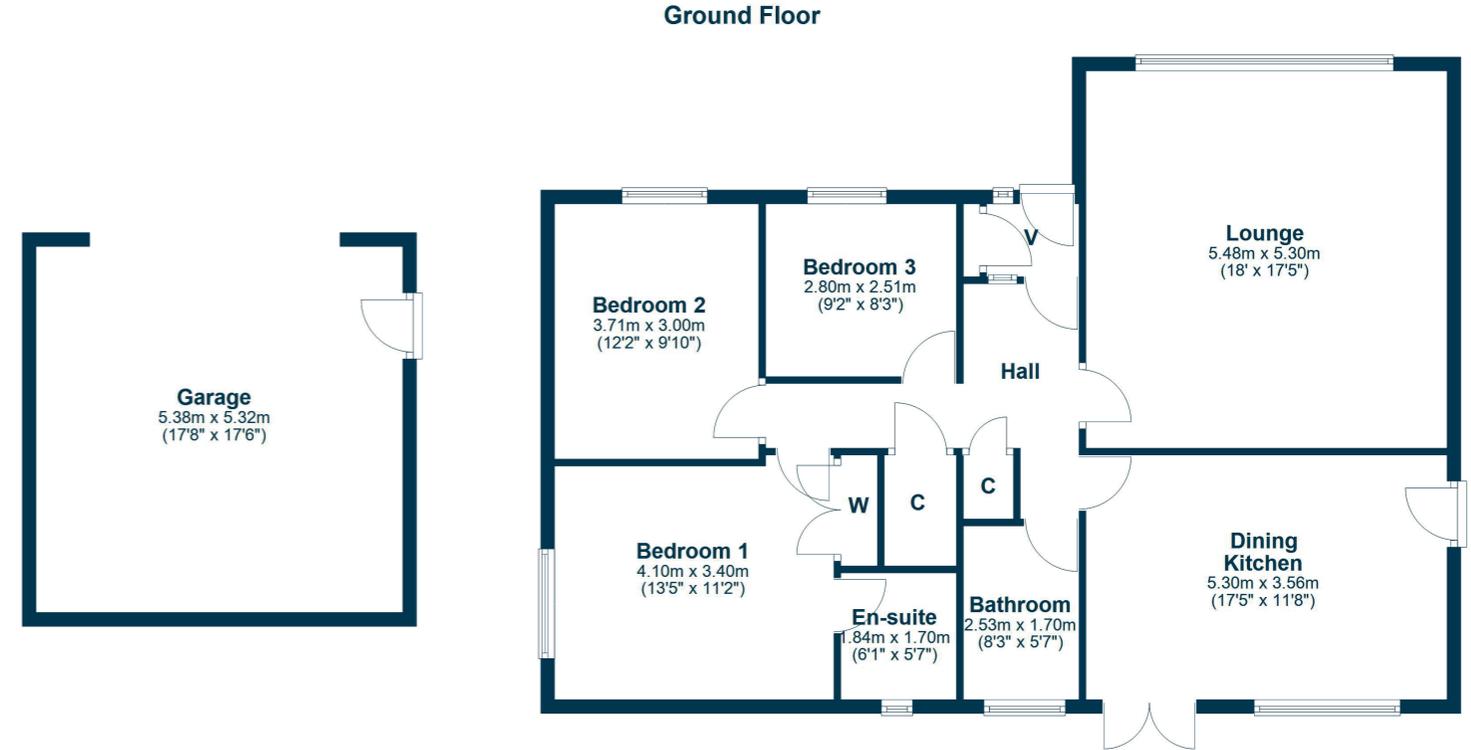
In more detail, the internal accommodation extends to an entrance vestibule with a storage cupboard leading through to a welcoming hallway with two large storage cupboards and loft access, a spacious lounge with a large front-facing window, a large luxury fitted dining kitchen, with a breakfast bar and a separate dining/sitting area with French doors out to the garden, a modern fitted bathroom suite, and three bedrooms, including one with an en suite shower room.

Externally there are gardens to the front that include a monoblock driveway that allows parking for a number of vehicles, and decorative aggregate that is highlighted by specimen shrubs and plants. There is gated access round to the fully enclosed rear garden, which faces west, and included decorative aggregate, paved pathways and a raised decked patio area.









Irvine is an ancient burgh and a vibrant and thriving market community that benefits from a coastal position and close proximity to Glasgow Airport, flying to locations throughout the world, and Prestwick International Airport, which links to destinations throughout Europe. There is a comprehensive range of local amenities in both Kilwinning and Irvine, including retail shopping, supermarkets and leisure facilities, including the Portal Leisure Centre. Irvine has a championship golf course at Bogside, less than five minutes away, and Royal Troon, host of the Open Championship, can be found in nearby Troon. Both primary and secondary schooling is close at hand and there is a generous collection of popular pubs, restaurants and cafes. There is a mainline rail station at Irvine and Kilwinning and a regular bus service to Glasgow. The M77 dual carriageway links to Ayr and Kilmarnock, while the A737 allows swift commuting within 20 minutes to Glasgow.

**TR1963** | Sat Nav: 1 Williamfield Park, Irvine, KA12 8SG

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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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