

53 MONTGOMERIE DRIVE

LAINSHAW ESTATE, STEWARTON, EAST AYRSHIRE



CKD Galbraith



53 MONTGOMERIE DRIVE
LAINSHAW ESTATE, STEWARTON
EAST AYRSHIRE, KA3 3AP

Glasgow 22 miles

A superb luxury 5 bedroom detached family home on the edge of Stewarton.

Reception Hall, 4 Reception Rooms, 5 Bedrooms (3 en suite), Conservatory, Breakfasting Kitchen, Bathroom, Utility Room, Cloakroom.

- Peaceful location.
- Wonderful landscaped gardens.
- Approximately 3,447 sq ft accommodation.
- Detached garage.



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GENERAL

53 Montgomerie Drive is a fabulous detached family home set within the exclusive development at Lainshaw Estate located on the fringe of the popular market town of Stewarton, East Ayrshire and is easily accessible from Glasgow, some 22 miles.

The local town of Stewarton provides a wide range of services and facilities including primary and secondary schools, supermarket shopping, a new sports centre and a library, along with thriving cafes, bars and restaurants. Glasgow, (25 minutes) is easily reached from Stewarton which has a mainline railway station to Glasgow with a half hourly train service. There are private schools at St Columbus in Kilmacollm and Wellington in Ayr. Glasgow and Prestwick Airports offer regular scheduled flights and are 22 and 16 miles away respectively.

The surrounding attractive countryside is ideal for outdoor pursuits. Situated within the grounds of Lainshaw Estate, there are beautiful woodland grounds offering a number of paths with delightful walking and cycling. Ayrshire is renowned for its golf courses which include Turnberry, Royal Troon and Rowallan Castle Golf Course, by Kilmaurs (3 miles), has an 18 hole course designed by world renowned golfer Colin Montgomerie. Morris Equestrian Centre with fabulous equestrian facilities is nearby, and there is great hacking in some of the quiet country lanes around Stewarton. Yachting facilities can be found at the marinas in Troon (20 minutes), Ardrossan and Largs, and some of Ayrshire's most beautiful beaches can be reached within 20 minutes.

DESCRIPTION

53 Montgomerie Drive was completed in 2009 providing approximately 3447 sq ft of luxury accommodation. Peacefully located, within the beautiful grounds of Lainshaw Estate, No. 53 is a large detached family home which has been completed to a high standard with well proportioned rooms, contemporary style bathroom fittings and underfloor heating to the kitchen and conservatory. It is a spacious, family friendly home, with superb southerly facing rear gardens, a large patio area and a detached garage.

Built on blonde sandstone with a render finish and slate roof on two storeys, it comprises impressive entrance Reception Hall, formal Living Room, Dining Room, Study, Family Room, splendid Dining Kitchen, Conservatory, Utility Room and Cloakroom on the ground floor and on the first floor, 5 bedrooms (master en suite bathroom) and 2 bedrooms with Jack and Jill en suite bathroom.

ACCOMMODATION

The reception hall with solid oak flooring and wide staircase leads to the first floor landing. There is a dining room with bespoke built-in bookcase from floor to ceiling, formal living room with oak flooring and coving, study/6th bedroom with oak flooring, tiled cloakroom and large under stair cupboard. The superb breakfasting kitchen has a wide range of cream painted fitted floor and wall units with oak work surfaces, integrated dishwasher, space for oven and fridge freezer, sink, tiled splashback, island unit, tiled flooring, down lights and pantry with shelving. The sunny conservatory with tiled flooring and French doors opens to the gardens. Situated east of the kitchen is the family sitting room with oak flooring. The utility room with door to the garden has fitted wall and floor units with sink, plumbing for washing machine, tumble dryer and a cupboard housing the gas central heating boiler and tiled flooring.

On the first floor, the generous master bedroom suite overlooking the front garden, has engineered oak flooring and a lovely en suite bathroom, well equipped with bath set with mosaic tiled panelling, wash hand basin, w.c., separate shower with enclosed curved shower cubicle and tiled flooring. There is a dressing room with an extensive range of built-in wardrobes. There are four further bedrooms, two sharing a Jack and Jill Bathroom with tiled flooring, bath, separate shower cubicle, heated towel rail, w.c. and dual sinks. There is a family bathroom with bath with shower over, w.c., and sink.

OUTSIDE

The house is approached by private electric Cantilever sliding gates leading to a gravelled drive with parking space for several cars. There is a lovely Photinia Red Robin hedge to the front of the house sheltered by a stone wall with wrought iron railing. The front gardens are mainly laid to lawn with a paved pathway extending round the house. To the rear, are lovely south facing gardens, with an area of lawn and a large paved patio seating area for entertaining. The current owners have also planted a variety of colourful shrubs and plants and a selection of spring bulbs giving fabulous colour, with fruit trees including apple, pear, plum and cherry, roses and hydrangeas providing colour from early spring to late autumn.

Garage:

Rendered brick with slate roof.
Automatic up and over door with power

LAND

From the garden, a set of wooden gates leads to a small fenced paddock (shown verged blue on the





plan) with some mixed woodland. This area would be suitable for those with an interest in growing their own fruit and vegetables or for a small orchard.

This land is available by separate negotiation.

DIRECTIONS

From Glasgow, take the M77 south to Fenwick. Follow signs for Stewarton and at the traffic lights in the centre of Stewarton turn left, proceed to the small roundabout and continue straight on to David Dale Avenue. Proceed along this road into Lainshaw Estate and Montgomerie Drive. Continue past Lainshaw House and No 53 is on the left hand side.

From Irvine, take the B769 Middleton Road towards Stewarton. Turn left for Stewarton and then at the roundabout turn left onto David Dale Avenue and proceed as above.

Post code: KA3 3AP

SERVICES

Mains electricity
Mains gas
Mains water
Mains drainage
Alarm
Outdoor lighting and weatherproof garden sockets

EPC

The Energy Efficiency Rating is C80 and the Environmental Rating is C77.

SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111

LOCAL AUTHORITY

East Ayrshire Council
London Road
Kilmarnock
KA3 7BU
Tel: 01563 576000

FIXTURES AND FITTINGS

Fitted carpets are included in the sale. No items are included unless specifically mentioned in these particulars.

OUTGOINGS

For Council Tax purposes 53 Montgomerie Drive has been assessed as Band G.





VIEWING

By appointment with the Selling Agents.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 7 Killoch Place, Ayr, KA7 2EA.

6 Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

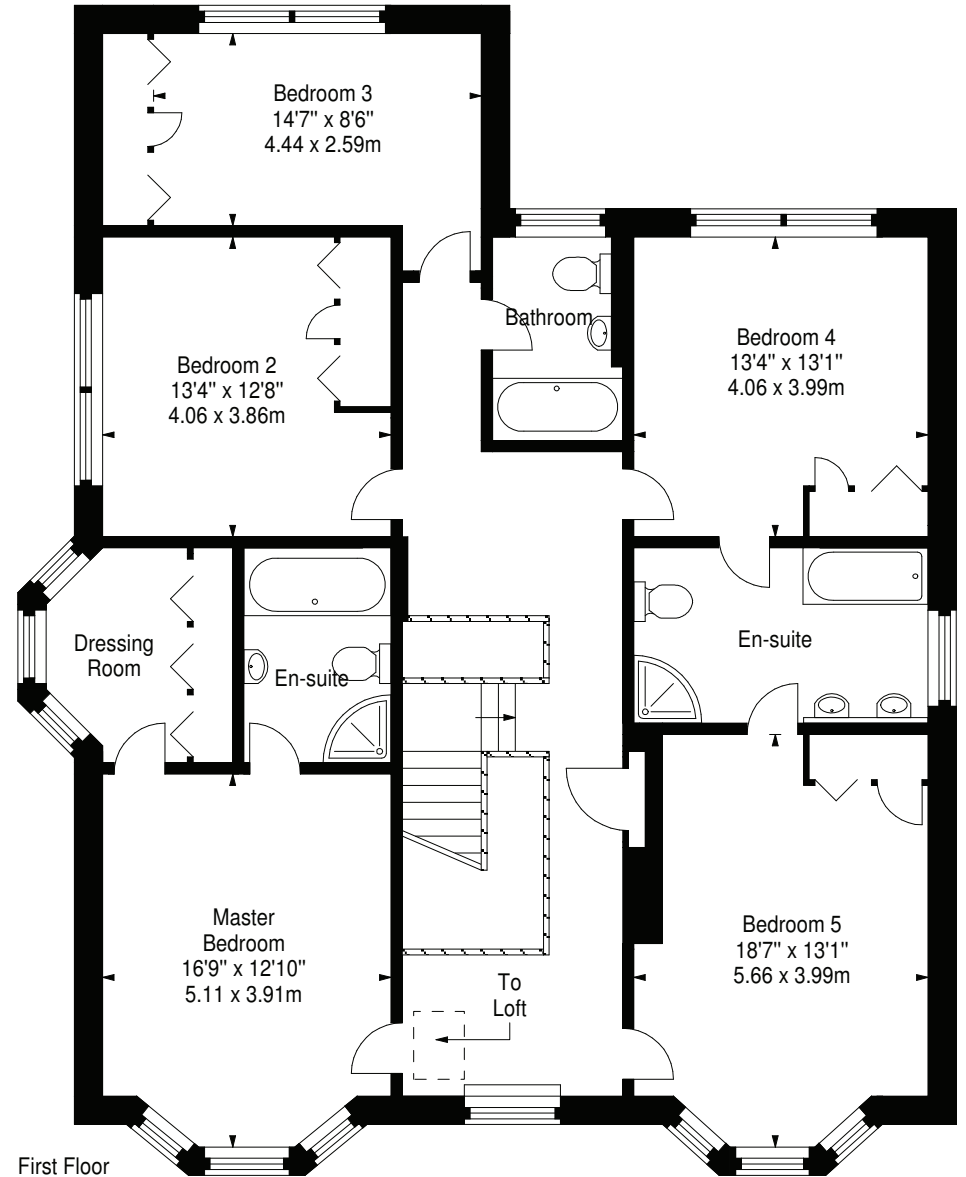
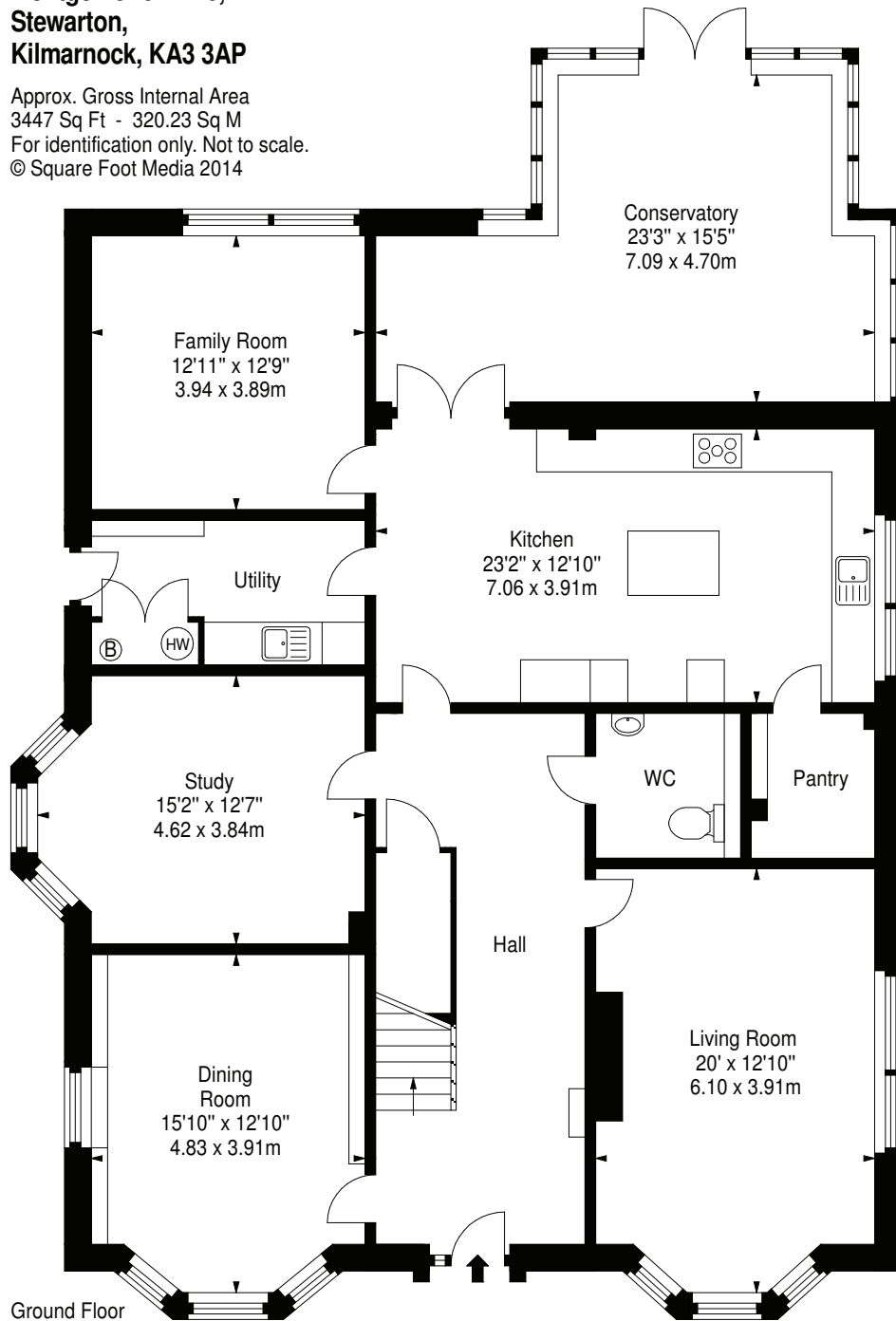
MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.



**Montgomerie Drive,
Stewarton,
Kilmarnock, KA3 3AP**

Approx. Gross Internal Area
3447 Sq Ft - 320.23 Sq M
For identification only. Not to scale.
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