



2 Sycamore Wynd, Perceton, Irvine, KA11 2FA

Sycamore Wynd offers a splendid layout of family sized accommodation. This beautifully presented detached villa is set within the much admired Annick Gardens development in Perceton and enjoys a prime location featuring generous enclosed private garden grounds and versatility of layout which is sure to appeal to the discerning purchaser seeking a quality home.

The stylishly presented layout comprises of a most welcoming reception hall allowing for access to all lower apartments whilst featuring a turn staircase rising to the upper floor. Off the hall is a spacious lounge with front facing aspect providing a flood of natural daylight from the floor to ceiling window feature. Front facing on the lower floor you will also find a dining room/study allowing for owner versatility.



Further through the hall is the dual aspect kitchen/dining room which provides open plan living and a modern kitchen with ample integrated appliances including; gas ring hob with extractor hood, oven & grill. The kitchen also provides a convenient utility room with 2 piece W.C sitting off.

On the first floor are the four bedrooms configured with two front facing and two rear facing. The front facing master bedroom allows for a three piece shower en-suite room. Three of the four bedrooms provide double proportions whilst the fourth offers slightly smaller floor space. Off the landing is the contemporary and stylish three piece family bathroom. A block paved driveway allows for off street parking for multiple cars.

Furthermore there is gas central heating, double glazing and a well established, private landscaped garden with raised, paved patio area and laid to lawn.

This property sits with pride in the Dawn constructed development and the property will provide a 7 year warranty through NHBC due to current building regulations.

Please refer to published Home Report for EER Band.











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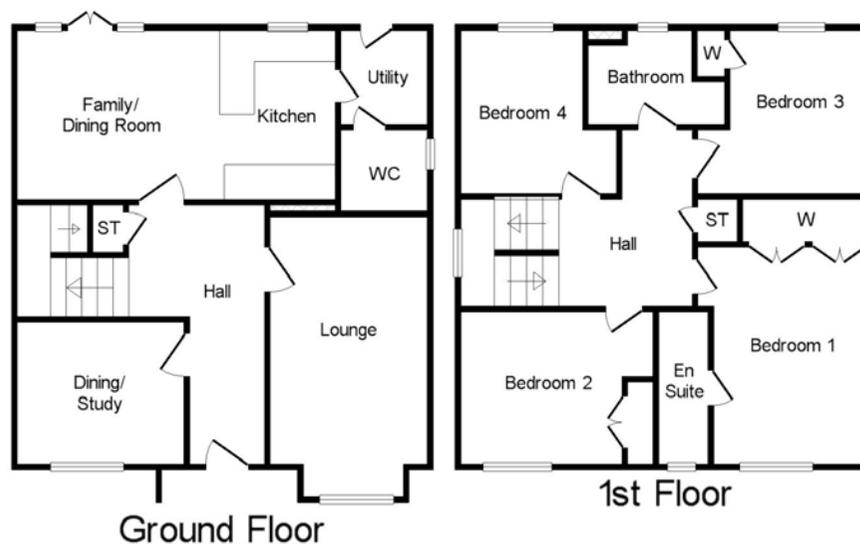
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Fri: 9.00am - 5.00pm
Sat: 9.00am - 1.00pm



ACCOMMODATION

KITCHEN - 7'10" x 9'10" (2.39m x 3m)

FAMILY/DINING - 11'2" x 9'10" (3.4m x 3m)

LOUNGE (EXCLUDING BAY) - 10'10" x 14'5" (3.3m x 4.4m)

DINING/STUDY - 9'5" x 8'1" (2.87m x 2.46m)

UTILITY - 5'10" x 5'3" (1.78m x 1.6m)

WC - 5'10" x 4'8" (1.78m x 1.42m)

BEDROOM 1 - 9'9" x 12'2" (2.97m x 3.7m)

BEDROOM 2 - 9'7" x 8'2" (2.92m x 2.5m)

BEDROOM 3 - 8'10" x 9'10" (2.7m x 3m)

BEDROOM 4 (MIN) - 6'11" x 9'11" (2.1m x 3.02m)

BATHROOM - 6'11" x 6'2" (2.1m x 1.88m)

ENSUITE - 3'3" x 8'2" (1m x 2.5m)

www.countrywidescotland.co.uk



For more information or to register your interest please contact

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AGENTS NOTE:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor of surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded.

Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

All measurements, distances and areas are approximate and for guidance only.

Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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