# 4 bedroom detached new house for sale, The Leith at Regalia View, Irvine KA11 (185,9

Location **Scotland, Ayrshire**
https://www.freeadsz.co.uk/x-160872-z

This development offers the following schemes:Help to Buy 2: Mortgage Guarantee -Use Help to Buy 2 scheme to get a 95% mortgage.Home Change - We'll help sell your house in 3 easy steps.Schemes are available on selected plots only, subject to status, terms and conditions apply. Contact the development for latest information.Style DescriptionThe Leith opens into a welcoming hall, which leads to the large lounge and in turn to the wonderful kitchen and dining area with patio doors opening out onto the rear garden.There's also a separate utility room and convenient downstairs WC and a large integral garage.On the first floor you’ll find 4 bedrooms, the master with en suite facilities and also the family bathroom.This home has been designed to suit growing families and those in need of additional space.Disclaimer: There are variations of each house type. Please ask a salesadvisor for more information on the type of Leith used at thisdevelopment.RoomsFirst FloorBedroom 1 (2.77 x 4.32 m)En Suite (1.78 x 1.85 m)Bedroom 2 (3.38 x 2.59 m)Bedroom 3 (3.2 x 2.46 m)Bedroom 4 (3.02 x 2.62 m)Bathroom (2.51 x 1.78 m)Ground FloorLounge (5.05 x 3.2 m)Kitchen/Dining (2.92 x 5.05 m)Utility (1.78 x 1.88 m)WC (1.19 x 1.88 m)Garage (4.85 x 2.51 m)SpecificationSpecificationWe are a national house builder with a local approach to building your new home.We will provide you with the specification appropriate to the locality of your selected new home and development and we will explain the choice of external materials used, for example your brick colour and roof tiles. You will be able to select certain elements of the fixtures and fittings encompassing the latest designs from leading manufacturers, subject to the stage of build of your chosen home. If you wish to further personalise your new home, an exciting range of options is available to purchase from our Finishing Touches scheme. Our experienced sales team is on hand to guide you through the choices available to you depending again on the stage of build.Quality AssuredYour new home will be built in accordance with all relevant technical and building regulations, in particular the Government’s Code for Sustainable Homes. In addition all stages of the construction of your new home will be inspected by our experienced construction staff. On completion of your new home we will provide you with a quality assured certificate for you to keep.10-year NHBC (or equivalent) WarrantyA 10-year warranty is provided with every new Persimmon Homes home. A comprehensive guide explaining the warranty will be supplied to you.We will ensure warranties provided by the manufacturers of appliances are honoured for the first year of occupation. Our Customer Care Department is on hand to offer you the necessary guidance and assistance.About Montgomerie ViewMontgomerie View is a much-anticipated new development located in the picturesque town of Irvine in North Ayrshire.Offering a range of 2, 3, 4 and 5 bedroom homes, ranging from terrace to detached, these keenly priced homes from our Scottish Town Range are proving extremely popular.Irvine is a new town, meaning an existing town that was built around a historic core after the Second World War to disperse the population. Located on the coast of the Firth of Clyde, new town status was granted in 1966, making Irvine the only new town located on the coast.Within this popular residential area of Irvine, woodlands walks and beautiful countryside views are right on your doorstep. A children's park is being built close by, making Montgomerie View the perfect safe haven for families to live.With close proximity to the A78 and other main arterial routes, commuting into Ayrshire could not be easier. If you wish to travel slightly further, Kilmarnock is only a 20 minute drive away and Glasgow is a breeze to reach with regular trains in and around the city and the centre a mere 40 minute drive away, making Irvine an ideal place for commuters.Opening HoursMonday 11am - 6pm, Tuesday Closed, Wednesday Closed, Thursday 11am - 6pm, Friday 11am - 6pm, Saturday 11am - 6pm, Sunday 11am - 6pmDisclaimerImages depict typical Persimmon Homes house type. All room dimensions are subject to +/- 50mm tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty. All information correct at time of publication and is subject to change. Please check specification by contacting the development.

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