

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



Location **Scotland, Renfrewshire**
<https://www.freeadsz.co.uk/x-162008-z>

This development offers the following schemes: Home Change - We'll help sell your house in 3 easy steps. Help to Buy 2: Mortgage Guarantee - Use Help to Buy 2 scheme to get a 95% mortgage. Schemes are available on selected plots only, subject to status, terms and conditions apply. Contact the development for latest information. Style Description The 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 sales advisor for more information on the type of Leith used at this development. Rooms First Floor Bedroom 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 Floor Lounge (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) Specification Specification We 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 Assured Your 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) Warranty A 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 View Montgomerie 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 on hand. A choice of plots is being offered by, Montgomerie View, perfect for families with close proximity to the town centre. Other main roads, routes, connecting to Ayrshire, will not be completed until you wish to travel a little further. The town is only a 20-minute drive east to Glasgow. To see the regular train and around the town and the town is 40 minutes away, making it an ideal place for commuters. Opening hours Monday - Friday 9.30am - 5.30pm, Saturday 10am - 5pm, Sunday 11am - 4pm. Close to the town centre. Monday - Friday 11am - 5pm, Saturday 11am - 4pm, Sunday 11am - 4pm.

Disclaimer Images 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 specifications by contacting the development.

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