





# 3 LAW BRAE

WEST KILBRIDE, NORTH AYRSHIRE, KA23 9DD

West Kilbride has been designated Scotland's first craft town. In late Victorian times area became popular as a summer resort. The Seamill Hydro Hotel is a recognised conference centre and North Ayrshire's leading venue for wedding receptions.

There is a railway station with direct, commuter services to Largs, Greenock and Glasgow Central Station, with a journey time of under an hour to the city. Local schooling is available in West Kilbride with additional secondary schooling in Largs and Ardrossan. Private schooling is available at Wellington School in Ayr which offers co-education from the ages of three to eighteen, or in Glasgow.

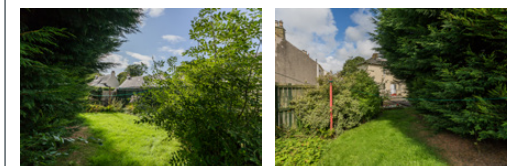
McEwan Fraser Legal are delighted to bring to the open market this large two bedroom top floor flat. Great emphasis has been placed on the creation of an easily managed and free-flowing space.

In more detail, the property consists of a large hallway with access to all rooms, the bright, and airy lounge will easily cater for free standing furniture and various furniture configurations. There is also a feature fireplace. The kitchen benefits from ample floor to ceiling units, space for cooker, fridge freezer, and washing machine. There is also ample space for a family dining table.

There are two large bedrooms, both bright and airy and both allowing for freestanding furniture. One of the bedrooms also benefits from a storage cupboard. The family bathroom completes the property internally with walk-in shower, wash hand basin and WC.

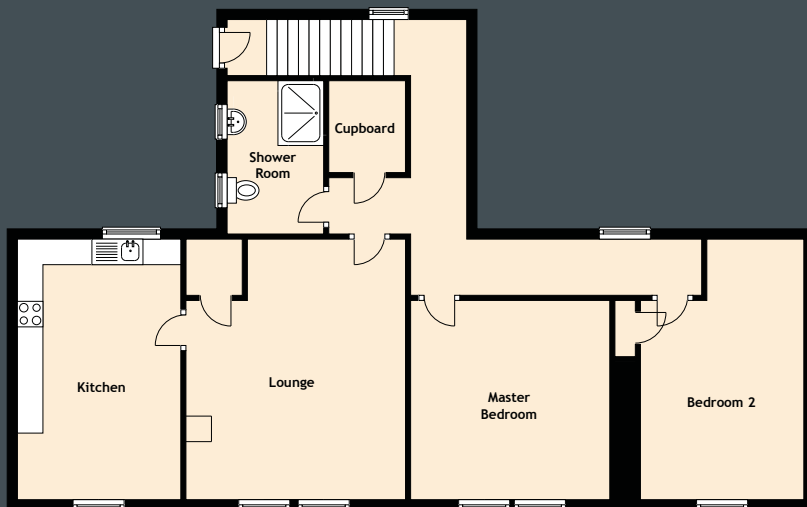
The property also benefits from double glazing.

Externally there is a secure garden to the back.





# SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	5.10m (16'9") x 3.20m (10'6")
Master Bedroom	3.90m (12'10") x 3.90m (12'10")
Bedroom 2	5.10m (16'9") x 3.20m (10'6")
Shower Room	3.00m (9'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: D

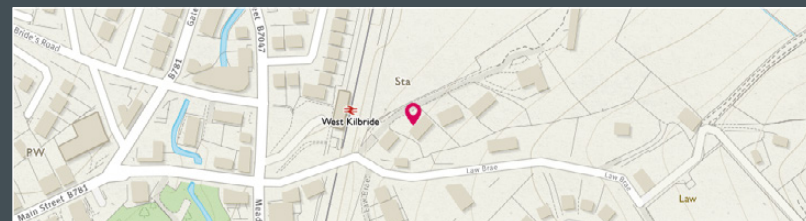


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Text and description  
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