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The Carnegie

BOWFIELD HALL, BOWFIELD ROAD, WEST KILBRIDE, NORTH AYRSHIRE, KA23 9JZ

BOWFIELD ROAD

WEST KILBRIDE

Part Exchange available. This fantastic development is positioned in one of the most sought after addresses in West Kilbride, Bowfield Road. West Kilbride and neighbouring Seamill are pretty villages, located between Ardrossan and Largs on the Clyde coast. The views from both villages encompass the entire Clyde Estuary including the Sound of Bute, the Isle of Arran with Goat Fell and Holy Island. In a recent, community inspired development, West Kilbride has been designated Scotland's first craft town. In late Victorian times Seamill became popular as a summer resort with The Hydropathic (now renowned as the Seamill Hydro Hotel) enabling visitors to enjoy restorative water cures. The Seamill Hydro Hotel is a recognised conference centre and North Ayrshire's leading venue for wedding receptions.

Long popular with the affluent retired, the area has recently seen some high quality new residential development and is attracting an increasing number of younger families and commuters. West Kilbride has 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.

Ayrshire is famous worldwide for golf with world-class championship courses at Turnberry, Royal Troon and Prestwick, all of which have hosted the British Open. The West Kilbride Golf Club is a championship links course which was founded in 1893. The course is 6452 yards long and was designed by "Old" Tom Morris. Despite its name, it is located in Seamill. There is excellent sailing in the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. There are also good opportunities for field sports including horse riding, shooting and fishing.

LOCATION IMAGERY: SEAMILL HYDRO, THE WATERSIDE HOTEL, THE ORANGERY RESTAURANT, KIRKTONHALL GLEN AND STREET SCENES.



THE CARNEGIE

BOWFIELD ROAD

Part Exchange available. The Carnegie is a striking four bedroom detached built by the highly regarded Milestone Developments. The house is formed over two levels with the added bonus of a garage that will make the ideal home for a growing family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located to the rear of the property and offers an interesting outlook into the rear garden. A set of bi-fold doors allow you to invite outside in. The dining kitchen has a quality range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace that is further complimented with integrated appliances. The dining area will be popular with all members of the family, especially when you are showing off your culinary skills. A useful WC/utility room completes the accommodation on this level.

A staircase from the hallway gives access to the upper level where you will find four bright and airy well-proportioned bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. All of the bedrooms are further enhanced with built-in wardrobes, creating excellent storage space. The master bedroom is further complimented with a stunning en-suite. A three-piece family bathroom suite completes the accommodation on this level.

Externally to the front of the property, there is a block paved driveway providing off road parking and a single garage. To the rear of the property, you will find a fully enclosed garden, providing a safe environment for children, a great spot to spend a summer's night with friends and family. The property is highly energy efficient and has both gas central heating and double glazing creating a warm, yet cost effective way of living all year round.

PLEASE NOTE: ALL IMAGES OF THE PROPERTY ARE CGI AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.



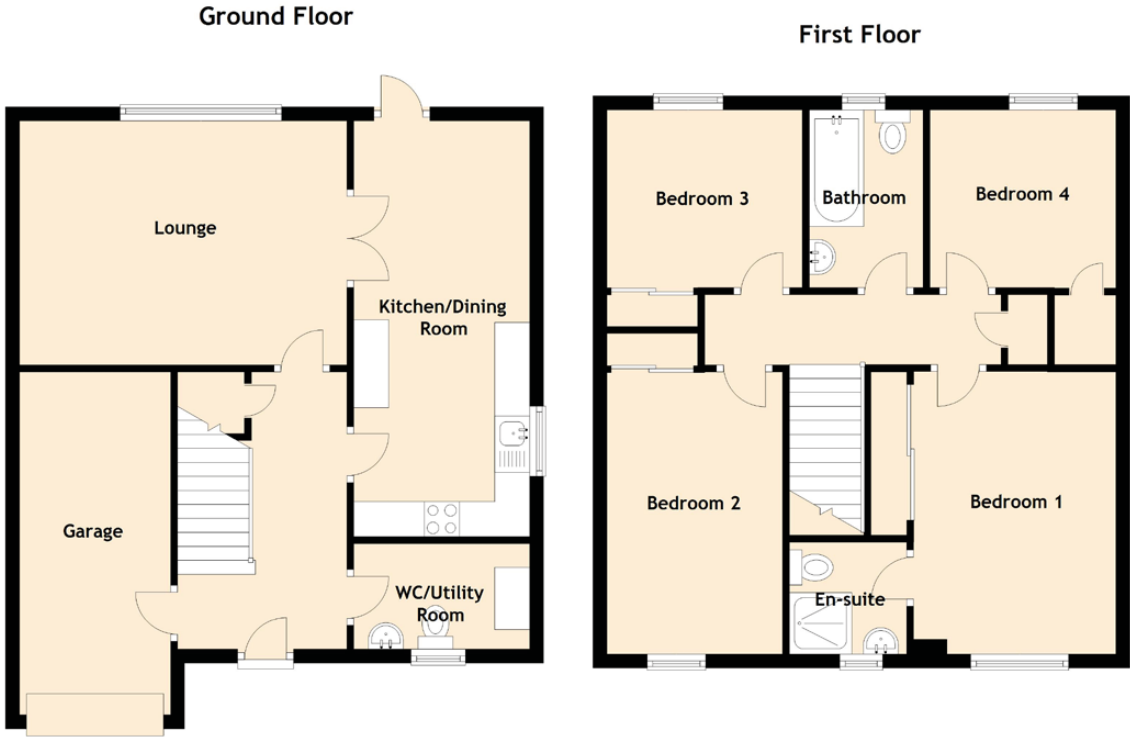
SPECIFICATIONS

- High quality kitchen units with choice of doors, handles, worktops and upstands.
- Integrated appliances to include gas hob, electric oven and extractor hood.
- Contemporary white sanitary ware with chrome fittings.
- Extensive choice of wet wall to showers, tiling above baths and tiled splash back above sinks.
- Internal walls and ceilings painted white throughout.
- Mains supply smoke detectors and CO detectors.
- Moulded skirting and architraves.
- Painted internal doors with quality ironmongery.
- Comprehensive range of electrical sockets, switches, TV and telephone points.
- Gas central heating.
- All front gardens to be turfed and rear gardens topsoiled.
- Composite front doors.
- UPVC double glazed windows with lockable system.
- Boundary fencing to side and rear.
- Feature external lighting to front and rear doors.
- Driveways tastefully finished in monoblock paviors.
- Garage where applicable.
- Bi-fold doors where applicable.
- NHBC 10 year warranty.



THE CARNEGIE

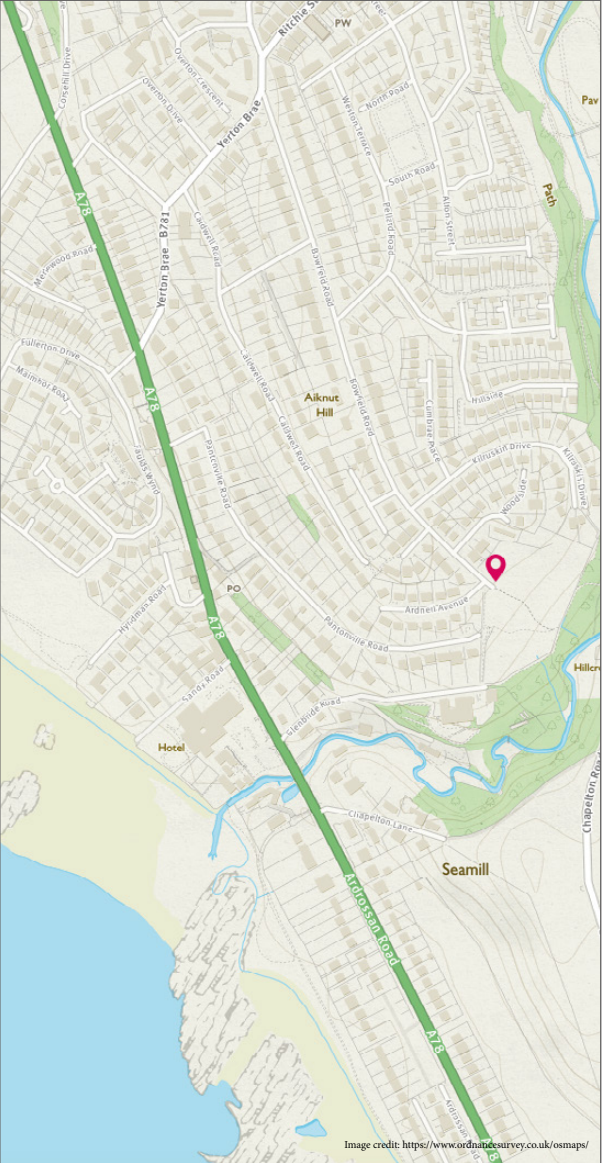
FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

<u>Ground Floor</u>	
Lounge	4.68m (15'4") x 3.49m (11'5")
Kitchen/Dining Room	5.94m (19'6") x 2.51m (8'3")
<u>First Floor</u>	
Bedroom 1	4.04m (13'3") x 2.90m (9'6")
En-suite	1.68m (5'6") x 1.60m (5'3")
Bedroom 2	4.03m (13'3") x 2.51m (8'3")
Bedroom 3	2.79m (9'2") x 2.54m (8'4")
Bedroom 4	2.75m (9') x 2.54m (8'4")
Bathroom	2.54m (8'4") x 1.62m (5'4")

Part Exchange available, 10 year NHBC warranty and a choice of quality finishes throughout including Magnet Kitchens and Porcelanosa Tiles.





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Part
Exchange
Available

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