

80 Bowfield Road

WEST KILBRIDE, KA23 9JZ



*A stunning four bedroom detached townhouse,
positioned within an exclusive development in the
popular village of West Kilbride*



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'The Carnell' 80 Bowfield Road, is a striking four-bedroom detached townhouse tucked away in an exclusive development which would make an ideal home for a wide variety of purchasers looking for their ideal home. Inside the stunning property, you will find exceptional design and an inspired layout over three levels. The property itself provides a highly successful marriage of proportioned apartments which is fit for today's modern living. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



The welcoming hallway sets the tone for what the rest of the beautiful property has to offer. On the ground floor, you will find an impressive bright and airy formal lounge which is pleasantly located to the front and flooded with natural light from the window to the front aspect, also providing a pleasant outlook.

THE KITCHEN/DINER



The dining kitchen has been beautifully fitted to include modern floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace and comes complete with a host of integrated appliances. It's easy to imagine the evenings of fine dining this zone will play host to. It is further enhanced with bi-fold doors which allow you to invite outside in. A WC thereafter completes the accommodation on this level.





The crisp and contemporary styling continues into the first-floor level, where you will discover three well-proportioned bedrooms. All of these are further enhanced with built-in storage. The modern family bathroom suite completes the accommodation on this level.

THE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4





Journeying up to the second floor, it boasts the bright and airy master bedroom featuring an envious en-suite and is also complimented with a dressing room. This room has a range of furniture configurations and space for additional free-standing furniture if required. Beautiful sea views as well as views of the ferry crossing and of Arran can be seen from the Velux window.

THE MASTER BEDROOM



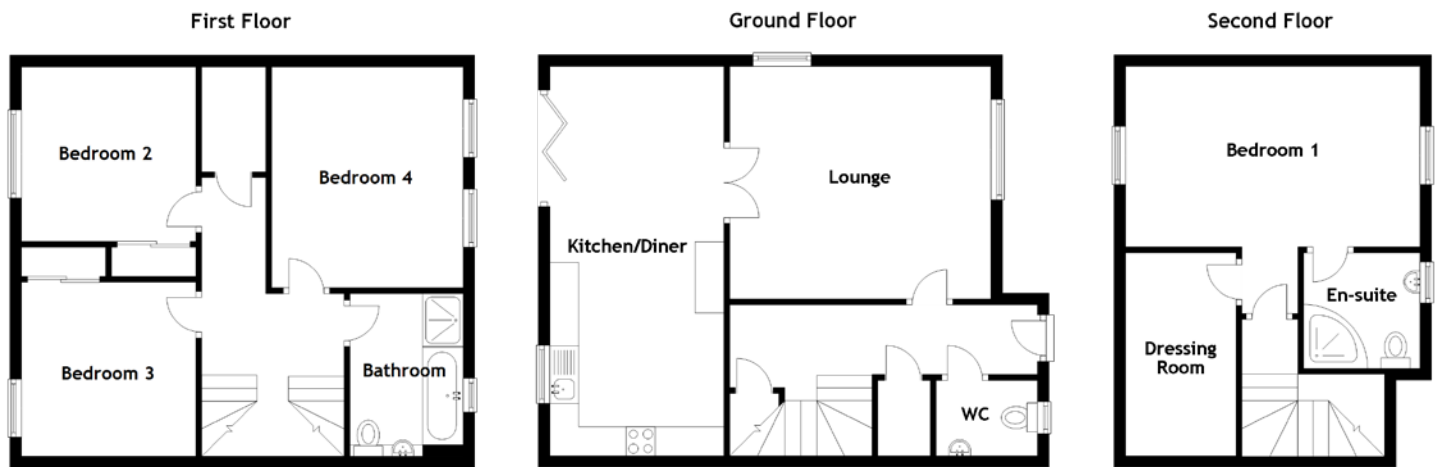


To the front of the property, you will find a block-paved driveway providing off-road parking for a number of vehicles. The rear garden is fully enclosed and provides a safe environment for children and pets. This family home is highly energy efficient and the specifications include double glazing and gas central heating for additional comfort.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
Lounge
Kitchen/Diner
WC

4.50m (14'9") x 4.00m (13'1")
6.70m (22') x 3.00m (9'10")
1.75m (5'9") x 1.30m (4'3")

Second Floor
Bedroom 1
En-suite
Dressing Room

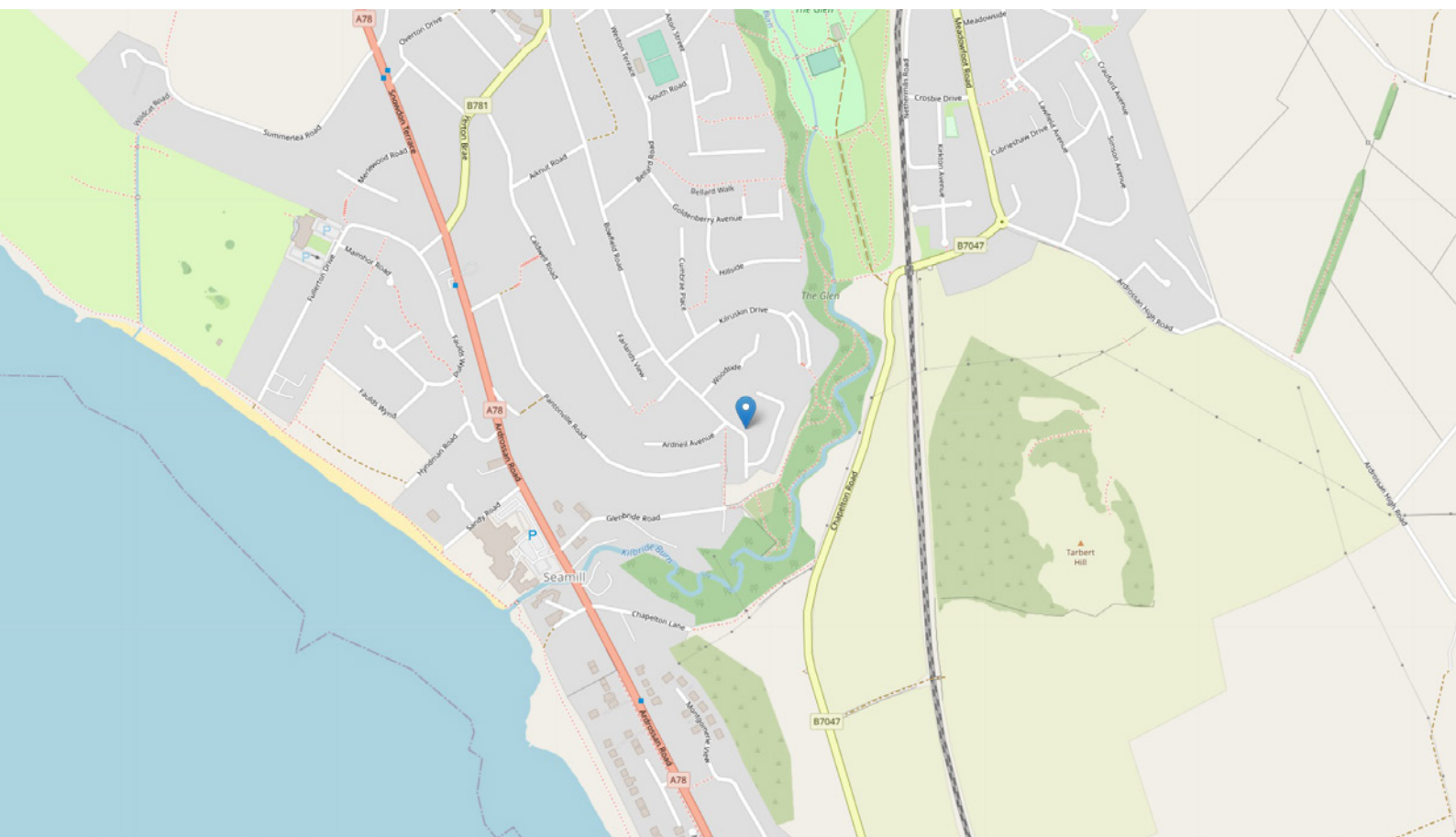
5.30m (17'5") x 4.25m (13'11")
2.00m (6'7") x 1.90m (6'3")
3.50m (11'6") x 1.90m (6'3")

First Floor
Bathroom
Bedroom 2
Bedroom 3
Bedroom 4

2.80m (9'2") x 1.95m (6'5")
3.00m (9'10") x 3.00m (9'10")
3.00m (9'10") x 3.00m (9'10")
3.80m (12'6") x 3.30m (10'10")

Gross internal floor area (m²): 151m²
EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings,
light fixtures and fittings, curtains and blinds.



THE LOCATION

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.



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