




McEwan Fraser Legal

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7 Chapelton Mains

SEAMILL, WEST KILBRIDE, KA23 9LU



The Location West Kilbride

KA23 9LU

Seamill is located within the area of the village of West Kilbride. It has a beautiful beach and is a much sought-after location.

The coastal village of West Kilbride offers a variety of local amenities including an exceptional primary school, train station, eighteen-hole championship links golf course, beach, popular restaurants and leisure facilities. The Seamill Hydro resort is only a few minutes' walk away from the property as is the Seamill House Hotel and the Waterside Hotel.

West Kilbride is also well located for road and rail links to Glasgow, Ayr and Greenock thus providing ease of travel throughout West Central Scotland. Prestwick Airport is approximately twenty minutes away by car and Glasgow Airport forty minutes.



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We are delighted to introduce to the market this charming four-bedroom mid terraced cottage which forms part of a small courtyard development located on the outskirts of Seamill. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments.

Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children, whilst offering unrestricted views of the surrounding area.

The welcoming hallway leads to all apartments on this level and sets the tone for the rest of the property. The impressive formal lounge is flooded with natural light from the windows to the front and rear aspect. This is the perfect place in which to unwind after a hard day. The breakfasting kitchen has been fitted to include a good range of floor and wall mounted units with a contrasting work-surface, which provides a fashionable and efficient work-space. This zone is popular, especially when breakfast is on the go. A set of doors from this room open onto the

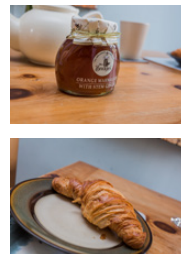
garden and allow you to invite outside in.

The master-bedroom is pleasantly located on this level and is complemented with an en-suite shower.

The crisp and contemporary styling continues onto the first-floor level where you will discover a further three well-proportioned bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements such as a study/office for those requiring working from home arrangements or a room simply for some 'me time'. The family bathroom completes the impressive accommodation internally.

Externally, you will notice the house has been designed to make a strikingly beautiful visual statement with private parking provided in the courtyard. To the rear, great care and attention have been paid to the landscaping in the garden. Many an evening will be spent in this zone enjoying the view and the peace and quiet.

The high specifications of this family home also include double glazing and gas central heating for a warm, yet cost-effective way of living all year round.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.55m (14'11") x 3.99m (13'1")
Kitchen	4.06m (13'4") x 3.02m (9'11")
Master Bedroom	4.55m (14'11") x 3.25m (10'8")
En-suite	1.93m (6'4") x 1.12m (3'8")
Bedroom 2	4.55m (14'11") x 4.04m (13'3")
Bedroom 3	4.55m (14'11") x 3.23m (10'7")
Bedroom 4	3.15m (10'4") x 1.69m (5'6")
Bathroom	3.02m (9'11") x 1.73m (5'8")

Gross internal floor area (m²): 140m² | EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Some furniture negotiable with the seller.

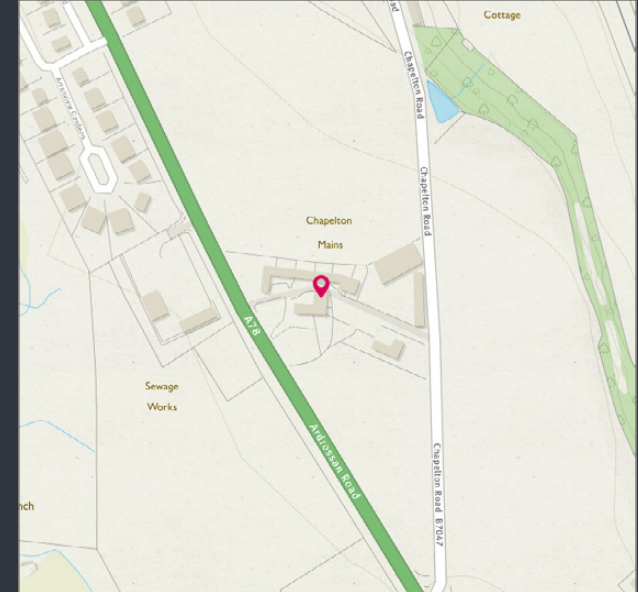


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