

7 Cumbrae Place

WEST KILBRIDE, NORTH Ayrshire, KA23 9JR



A beautifully presented and well looked after, four-bedroom detached family home, tucked away in a popular pocket of West Kilbride



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7 Cumbræ Place is a striking four-bedroom detached house, 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 two levels. The property itself provides a highly successful marriage of proportioned apartments, which are 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



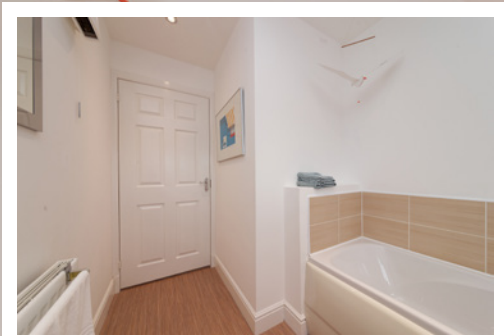
The dining kitchen, come family zone, has been beautifully fitted to include modern floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace and comes complete with a host of integrated appliances. It's easy to imagine the evenings of fine dining this zone will play host to. It is further enhanced with a set of doors that open onto the decking area, where you can invite the 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 four well-proportioned bedrooms. All of the bedrooms are bright and airy, with a range of furniture configurations and space for additional free-standing furniture. Two of the bedrooms are complemented with impressive en-suites. The modern family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 1



Two of the bedrooms are complemented with impressive en-suites



BEDROOM 2



BEDROOM 3



BEDROOM 4

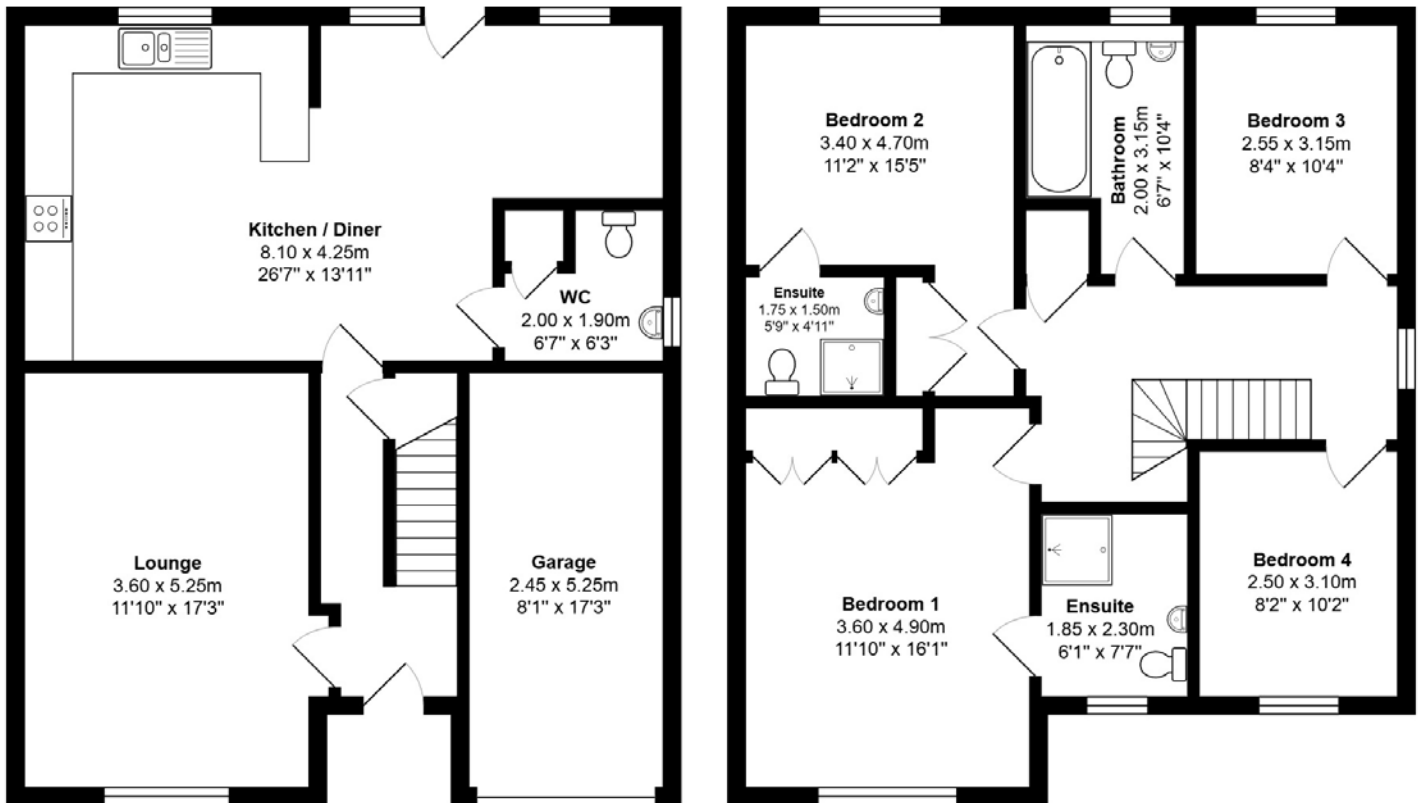


To the front of the property, you will find a block-paved driveway providing off-road parking for a number of vehicles and a garage thereafter. The rear garden is fully enclosed and provides a safe environment for children and pets. Many an evening will be spent in this zone, enjoying the peace and quiet along with the beautiful views. This family home is highly energy efficient, and the specifications include double glazing and gas central heating for additional comfort.

EXTERNALS & VIEW

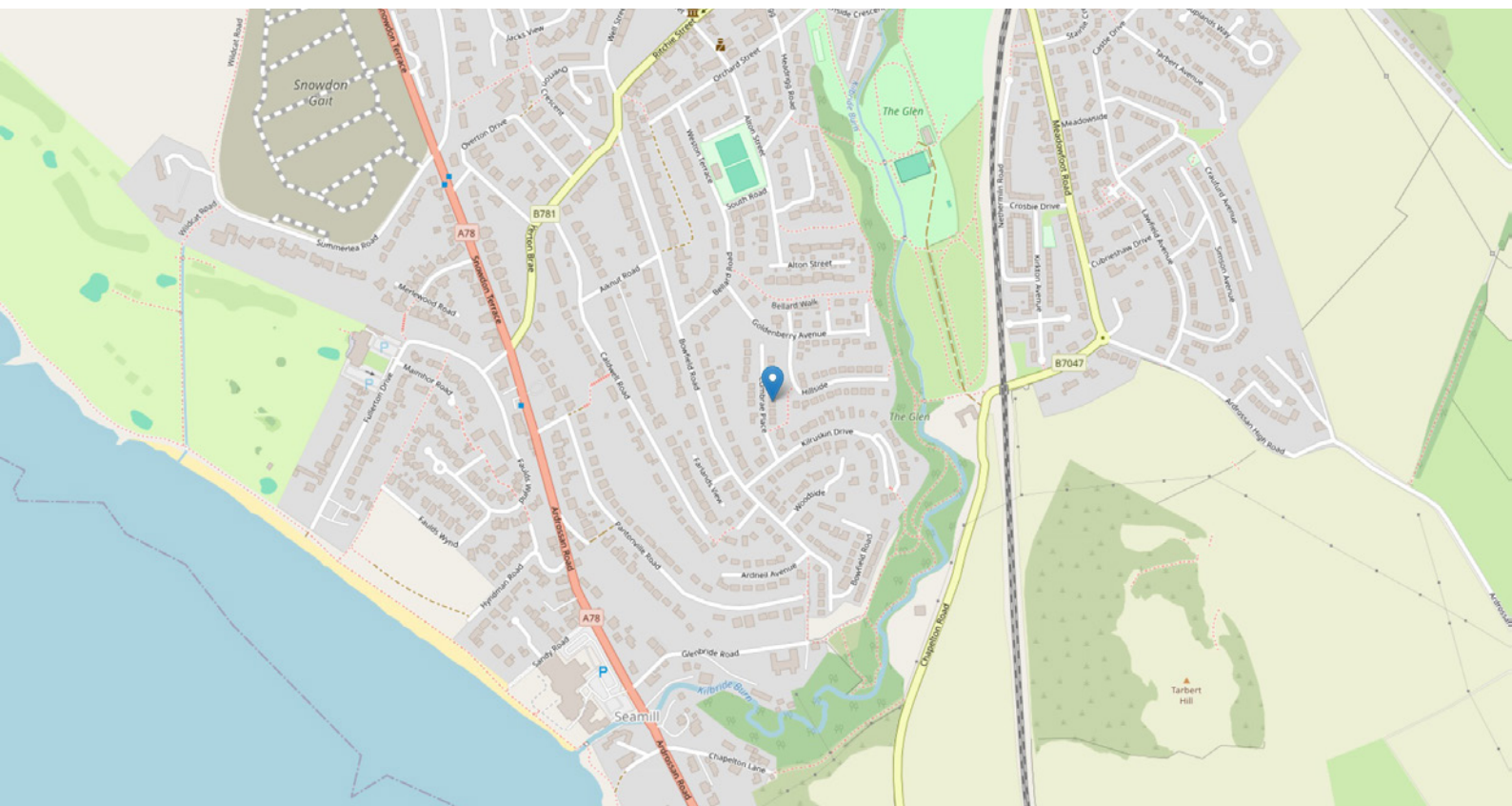


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

7 Cumbrae Place is in one of the most sought-after addresses in West Kilbride. 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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