

# 1D Thirdpart Holdings

WEST KILBRIDE, NORTH AYRSHIRE, KA23 9QB



*A STRIKING, NEWLY BUILT THREE  
BEDROOM SEMI-DETACHED HOUSE*



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Part Exchange available. 1D is a striking three bedroom semi-detached house, that has been recently built, tucked away in a popular pocket of West Kilbride, Thirdpart- Holdings. The house is formed over two levels and will appeal to a variety of purchasers. 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 amazing open plan lounge, kitchen and dining room is flooded with natural light and a set of doors open onto the rear garden, where you can invite outside in. Many an evening will be spent in this zone enjoying the pleasant and peaceful outlook. The 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 a host of integrated appliances, making this the perfect zone for an aspiring chef or those who enjoy entertaining. The dining area will be popular when entertaining friends and family. A useful utility room is just off the kitchen. The envious master-bedroom is positioned on this level and boasts an impressive ensuite. A WC completes the accommodation on this level.

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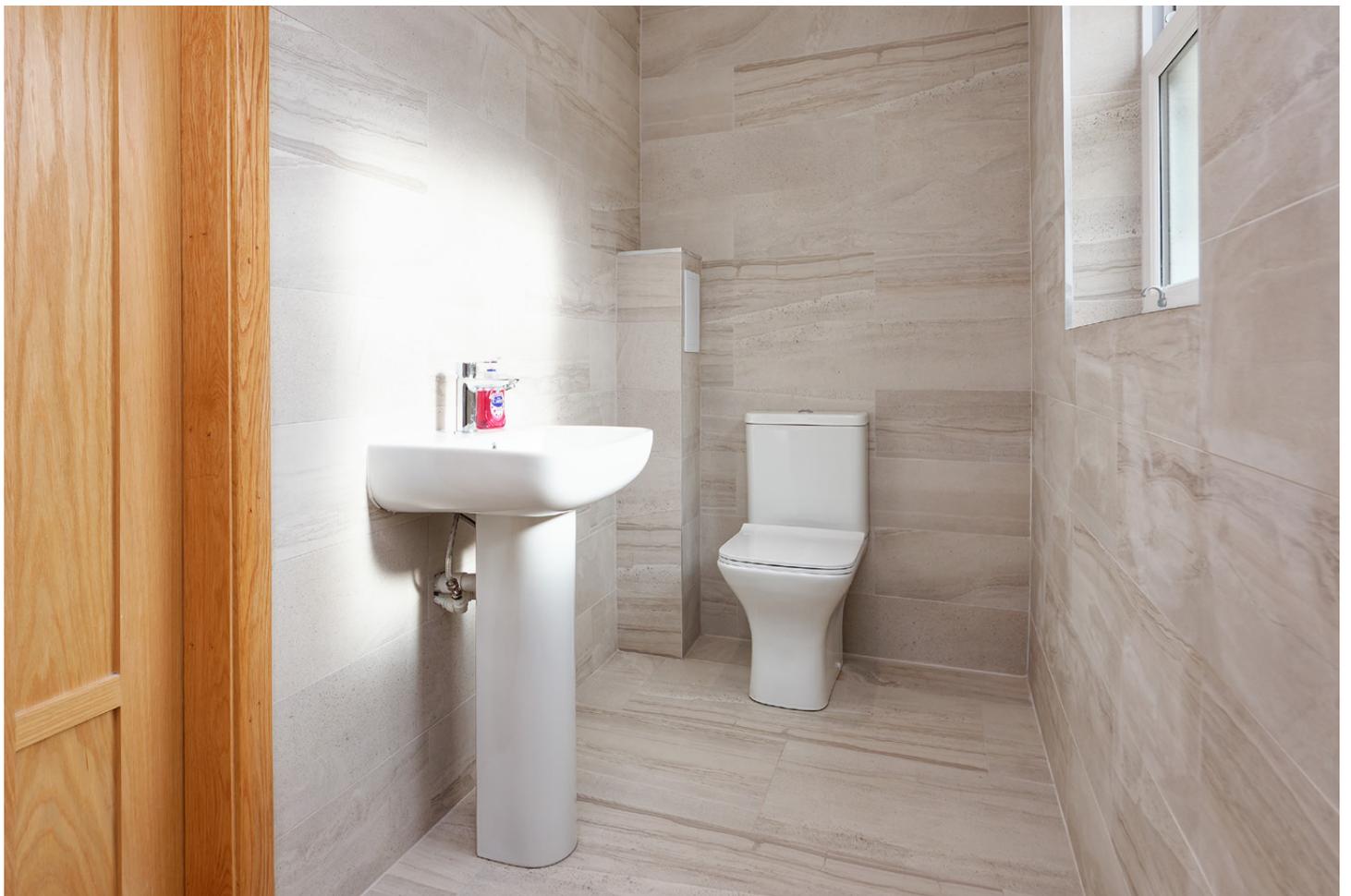
*“...A USEFUL UTILITY ROOM IS JUST OFF THE KITCHEN. THE ENVIOUS MASTER-BEDROOM IS POSITIONED ON THIS LEVEL AND BOASTS AN IMPRESSIVE ENSUITE. A WC COMPLETES THE ACCOMMODATION ON THIS LEVEL...”*





**Bedroom 1**





Journeying upstairs, the crisp and contemporary styling continues - to start a luxury family bathroom suite and two bright and airy bedrooms thereafter. All of the bedrooms have a range of furniture configurations and space for additional free standing furniture if required. All of the bedrooms are complemented with built-in wardrobes, creating excellent storage space.







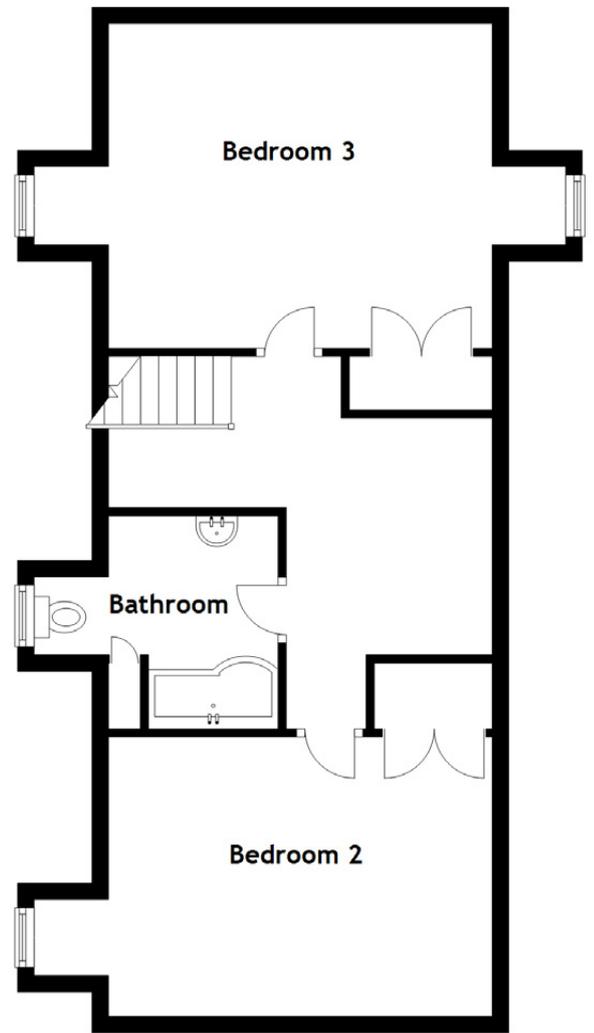
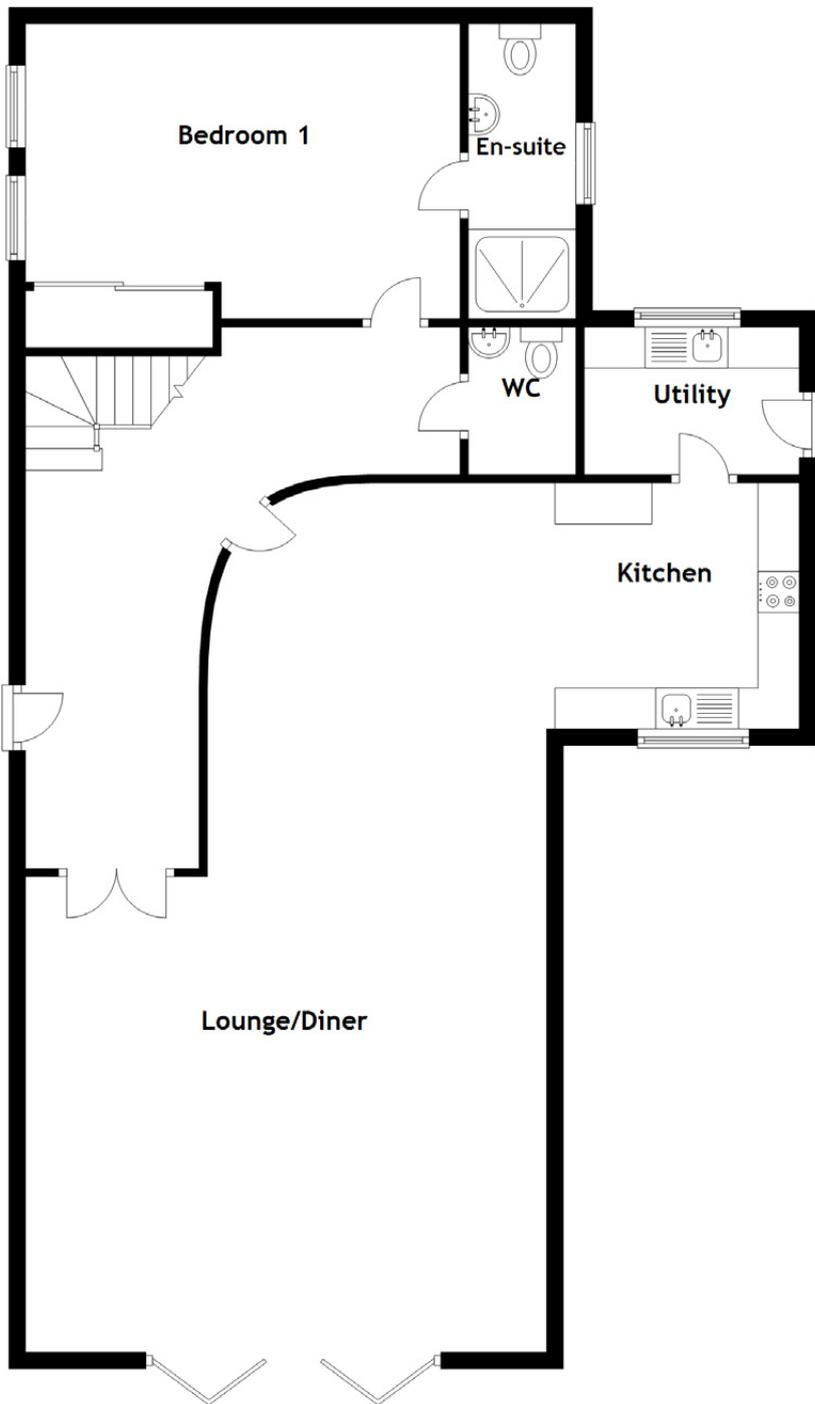
**Bedroom 2**





**Bedroom 3**





Approximate Dimensions  
(Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge/Diner | 9.34m (30'8") x 6.30m (20'8")  |
| Kitchen      | 3.00m (9'10") x 2.95m (9'8")   |
| Utility      | 2.60m (8'6") x 1.80m (5'11")   |
| WC           | 1.80m (5'11") x 1.30m (4'3")   |
| Bedroom 1    | 5.25m (17'3") x 3.60m (11'10") |
| Bedroom 2    | 4.63m (15'2") x 3.40m (11'2")  |

|           |                               |
|-----------|-------------------------------|
| Bedroom 3 | 4.60m (15'1") x 3.95m (13')   |
| Bathroom  | 2.80m (9'2") x 2.60m (8'6")   |
| En-suite  | 3.60m (11'10") x 1.30m (4'3") |

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC

Externally to the front of the property, there is a monobloc driveway providing off road parking for a number of vehicles. To the rear of the property, you will find a three tiered garden that offers a high level of privacy and plenty of sunshine, in the summer months. The property is highly energy efficient and has both an air source heat pump and double glazing creating a warm, yet cost effective way of living all year round.



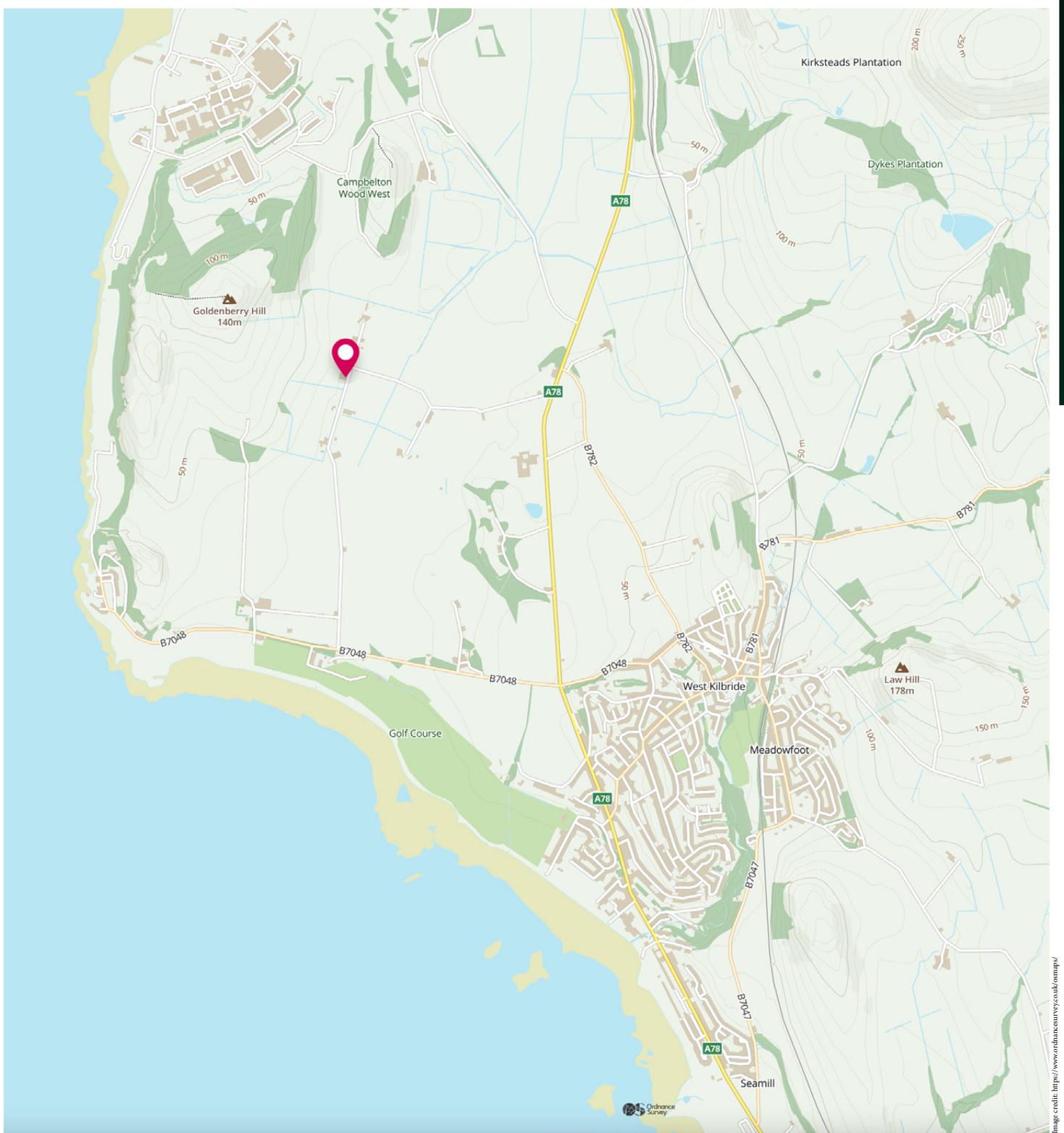


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This fantastic house is positioned in a sought after area in West Kilbride. West Kilbride and neighbouring Seamill are pretty villages, located between Ardrossan and Largs on the Clyde coast. The views from both villages encompass the entire Clyde 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.

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