



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.

Part Exchange available. We are delighted to bring to the market this tastefully decorated two bedroom semi-detached bungalow positioned in a popular street in West Kilbride. Inside the property, you will find a light filled and spacious accommodation with an inspired layout all on the one level. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A hallway entrance leads to all apartments. A bright and airy open plan lounge, kitchen and dining area is flooded with natural light and provides an interesting outlook to both the front and rear of the property. The modern kitchen has been fitted to include a quality range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It also benefits from a host of integrated appliances. The dining area is popular when entertaining friends and family. It is easy to imagine the evenings of fine dining this zone has played host to.

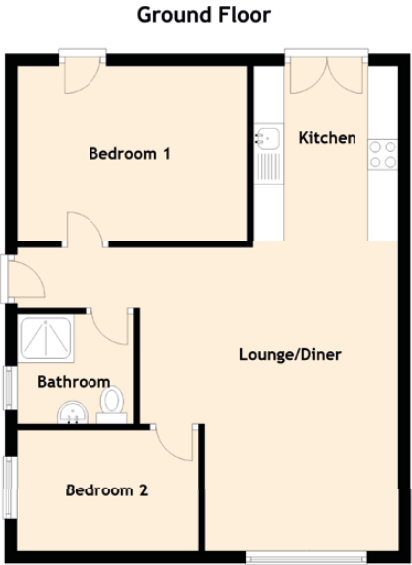
The clear, crisp and contemporary styling continues into the two well-proportioned bedrooms. Any of the bedrooms can be transformed into a study/office for those who require working from home arrangements. A contemporary bathroom suite completes the impressive accommodation internally.

Externally, there are private gardens to the front and rear with a driveway to the side with a garage thereafter. The rear garden is undoubtedly the heart of the home. Many a summer's evening will be spent in this zone enjoying 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.

**10 FARMFIELD TERRACE
WEST KILBRIDE KA23 9ED**



SPECIFICATIONS / FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.00m (26'3") x 4.30m (14'1")
Kitchen	3.00m (9'10") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m2) : 53m² // EPC Rating : D

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

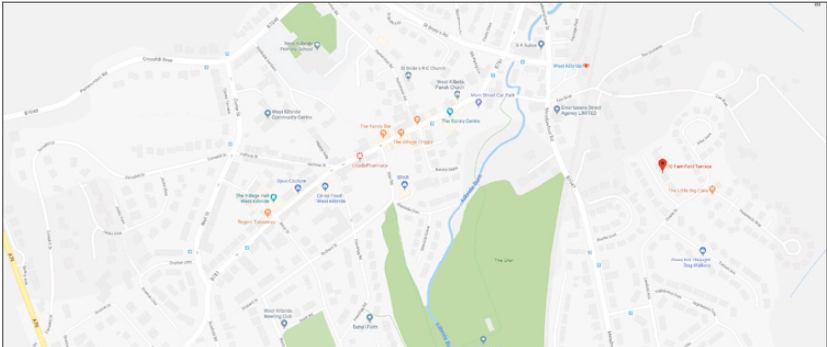


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