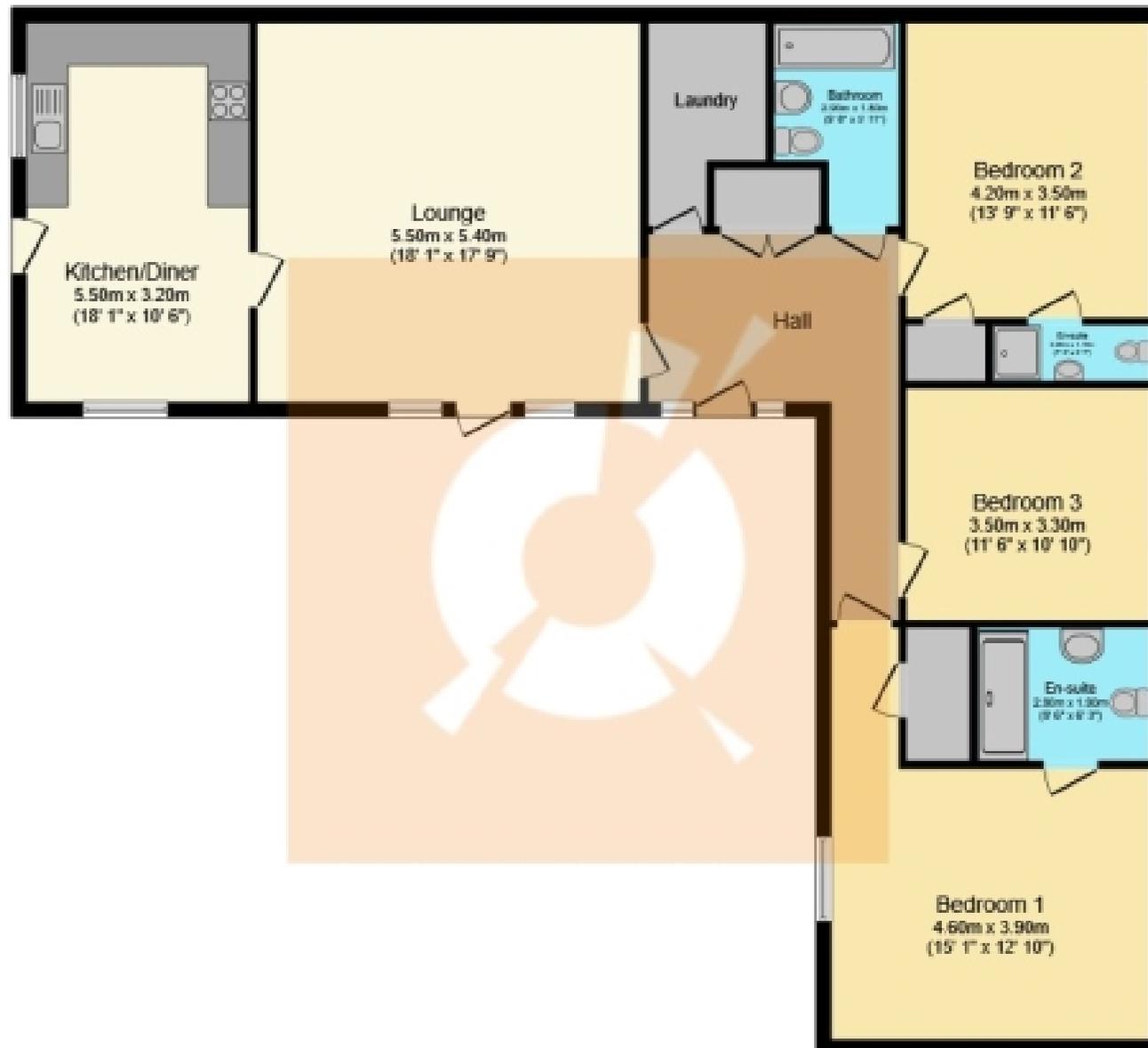




1 The Courtyard, West Kilbride

Offers Over £269,995





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to No. 1 The Courtyard, a unique semi-detached bungalow situated in a sought-after locale. This fantastic property is surrounded by stunning sprawling countryside for a scenic and peaceful atmosphere. Although benefitting from the tranquil countryside, the property is deceptively close to the West Kilbride town centre which is only a short drive away. The property boasts three large double bedrooms and three bathrooms, which are spread over the one level, creating the perfect space for growing families and professionals alike.

A low maintenance front garden greets you as you approach the property and is landscaped with decorative chips and mature shrubbery. A welcoming entrance hallway provides a spacious entryway to the property. The lounge is wonderfully open and airy, and boasts fabulous dimensions, which must be viewed to truly appreciate. With countryside views visible through the large French door the lounge provides the ideal spot to sit back and relax or entertain family and friends. A well-appointed kitchen sits off of the lounge. Fitted with a quality range of base and wall mounted cabinetry, the kitchen provides an abundance of storage. Integrated appliances include a 4-ring gas hob, double oven, stainless steel-sink, and integrated dishwasher.

The stylish fixtures and fittings which run throughout the kitchen provide an elegant touch to this room. Boasting the same serene views as the lounge, the dining area is well-proportioned and holds plenty of space to have family and friends sit round the table for family dinners. The kitchen also provides access out to the two separate gardens to the side and rear of the property. There are three large double bedrooms occupying this fabulous single level family home. Bedroom one is located just off the entrance hallway and boasts immense proportions, and just like any good family home, features plenty of built-in storage. Bedroom one benefits from a three-piece en-suite which includes a w.c, wash hand basin and walk in shower. This bathroom also includes vanity storage. Bedroom two is just down the hall and boasts similar extensive proportions. Equipped with a range of fitted floor to ceiling wardrobes as well as built-in cupboards this property has no shortage of storage!

The bedroom looks into the well-maintained courtyard through the double-glazed windows. A second en-suite can be found within bedroom two which includes a w.c, wash hand basin and walk in shower. Bedroom three is equally as large and boasts similar countryside views as the rest of the property. A three-piece family bathroom sits next to the master bedroom. Featuring a large bathtub, w.c and wash hand basin this bathroom concludes the last of the three bathrooms within Number 1. Completing this fantastic family home is the utility room. Fitted with a washing machine, tumble dryer and plenty of drying space, this room is ideal to be used as a laundry room or for additional storage! Moving to the grounds of the property, a private driveway offers ample parking. Although currently being used as a private car park, this space could also double as a chipped garden. Located along the driveway is a large, detached garage perfect for more safe parking or for additional storage. To the rear of the property sits a well maintained, fully enclosed garden.

Mainly laid to lawn the garden provides a safe environment for children and pets alike. The property boasts a large loft space which holds masses of potential. The double-glazed window formations and gas central heating within the home help to provide a cosy warmth to the property all year round. Positioned within the countryside, this is the ideal property for pet lovers who like to go on calm country walks, or just like a bit of peace and quiet. While being nestled amongst the hills, the property is only 2 minutes away from Irvine Road – the main road to and from West Kilbride. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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