



Semi-detached House

2 Glenside Crescent, West Kilbride, KA23 9AA  
Offers Over £175,000

**MACTAGGART & Co**  
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ







# MACTAGGART & Co

## SITUATION

Located in the heart of the popular coastal craft town of West Kilbride and ideally placed for access to all of the town's amenities with the mainline train station and seafront also within easy reach, 2 Glenside Crescent is a superb, traditional semi-detached villa presented to the market in walk in condition.

The property has accommodation to include reception hallway, lounge, fabulous recently refitted dining kitchen, three bedrooms, modern bathroom, driveway, garage and landscaped gardens. In more detail the layout includes a broad reception hallway which opens to a bright front facing lounge with bay window overlooking the front gardens. To the rear of the reception hall is a stunning dining sized kitchen fitted with a range of wall and base units with integrated appliances to include oven, gas hob, extractor, fridge, freezer, dish washer, microwave and wine cooler. The dining area has a set of UPVC French doors which open to a raised deck in the rear gardens.

On the first floor there are three bedrooms and a modern bathroom fitted with a three piece suite to include WC, wash hand basin and bath with over bath shower. There is modern ceramic floor tiling and full height tiling in the bath and shower area. In addition to the above the property has double glazing, gas central heating and driveway parking to the side of the property leading to a detached garage equipped with power, light and plumbed utility space. The front gardens are landscaped and the enclosed rear gardens feature a timber deck, lawn, hot tub house and a paved terrace

## ROOM DIMENSIONS

Lounge	4.04 m x 3.23 m / 13'3" x 10'7"
Kitchen / Diner	2.69 m x 5.87 m / 8'10" x 19'3"
Bedroom 1	3.94 m x 3.33 m / 12'11" x 10'11"
Bedroom 2	2.79 m x 3.33 m / 9'2" x 10'11"
Bedroom 3	2.08 m x 2.44 m / 6'10" x 8'0"
Bathroom	1.57 m x 2.44 m / 5'2" x 8'0"

## BURDENS

The property is in Band C of the Council Tax.



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## PRICE

Offers Over £175,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

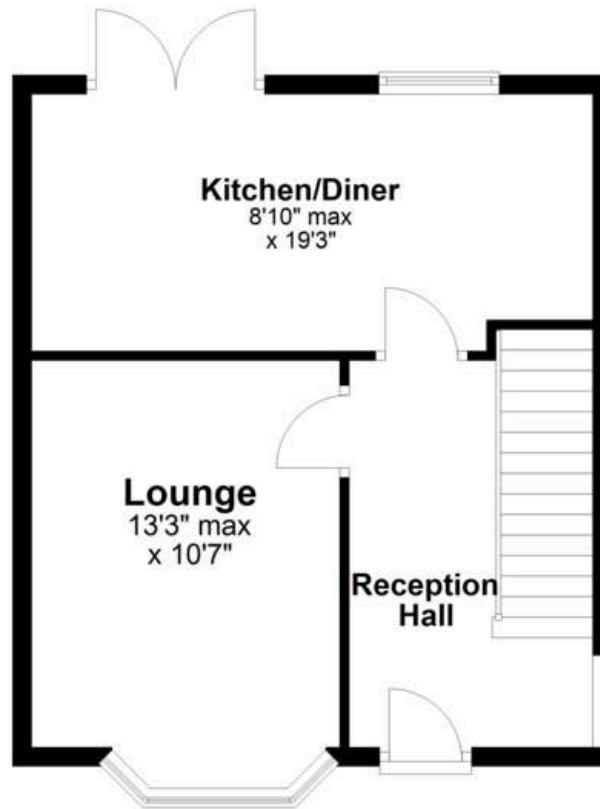
## EPC RATING

C

## NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were taken using a sonic measuring device and their accuracy is not guaranteed.

## Ground Floor



## First Floor



espc

Ref:  
E484705

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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