



Semi-detached House

19 Fullerton Drive, West Kilbride, KA23 9HS
Offers Over £395,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Enjoying some of the finest elevated views of any property on the Ayrshire coast with one hundred and eighty degree panoramic aspects over Seamill coastline, the Firth of Clyde and Arran to the west, 19 Fullerton Drive is a stunning traditional semi-detached villa set over three levels that makes a fabulous home for a wide range of clients. The property has a flexible internal layout with up to five bedrooms if required and has been comprehensively upgraded and modernised by the current owners to include renewal of the kitchen, bathrooms, internal flooring, decoration, double glazing with the addition of bi fold doors to the lounge and upper bedroom window, woodburning stove and extensive external landscaping with exterior painting and split level west facing composite deck.

The property has parking to the rear for two vehicles accessed from Merlewood Road and a well maintained workshop equipped with power and light. In more detail the accommodation comprises an entrance vestibule which opens to a broad reception hallway. The hallway leads to a bright front facing lounge with woodburning stove and glazed bi fold doors which open to a spectacular entertaining deck set over two levels with breath taking Firth of Clyde views. A set of glazed French doors to the rear of the lounge give access to a dining room/living room which is used by the current owners as a gymnasium. To the rear of the reception hall there is a recently refitted dining sized kitchen with breakfast bar and integrated appliances to include five burner hob, double oven, extractor and dish washer.

The kitchen opens to a rear hallway and a WC/cloakroom/utility room which is plumbed for a washing machine. On the first floor there are up to four bedrooms although the current owners use two of these bedrooms as a home office/study and a dressing room. The master bedroom is west facing and has fabulous water views from a walk in box bay window. The upper level features a spacious bedroom/living room with a bi fold window with excellent water views and a three piece bathroom. This level of the property would make an ideal retreat for any member of the family.

In addition to the above the property has double glazing with the majority of units recently renewed, gas central heating and driveway parking to the rear of the property for two vehicles. The front gardens are laid in a series of terraces with a split level entertaining deck and beds ideal for planting.

ROOM DIMENSIONS

Front Porch	2.84 m x 0.89 m / 9'4" x 2'11"
Hall	1.93 m x 7.01 m / 6'4" x 23'0"
Living Room	4.37 m x 5.51 m / 14'4" x 18'1"
Office	4.37 m x 3.58 m / 14'4" x 11'9"
Dining Area	3.20 m x 4.17 m / 10'6" x 13'8"
Kitchen	3.35 m x 3.23 m / 11'0" x 10'7"
Back Porch	1.14 m x 3.45 m / 3'9" x 11'4"
Utility	2.69 m x 1.52 m / 8'10" x 5'0"
Bedroom 1 Loft	5.33 m x 6.27 m / 17'6" x 20'7"
Bathroom Loft	1.45 m x 2.01 m / 4'9" x 6'7"
Bedroom 2	4.39 m x 4.19 m / 14'5" x 13'9"
Bedroom 3	4.34 m x 2.87 m / 14'3" x 9'5"
Bedroom 4	3.33 m x 1.85 m / 10'11" x 6'1"
Upstairs Office	1.96 m x 3.28 m / 6'5" x 10'9"
Upstairs Hall	2.16 m x 3.28 m / 7'1" x 10'9"
Bathroom	3.07 m x 2.57 m / 10'1" x 8'5"

BURDENS

The property is in Band F of the Council Tax.











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PRICE

Offers Over £395,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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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 a using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E490203

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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