



First Floor Flat

23 Glenside Grove, West Kilbride, KA23 9AB
Offers Over £85,000

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 craft town of West Kilbride at the end of a quiet cul de sac with attractive woodland outlooks, 23 Glenside Grove is a spacious traditional apartment with a preferred first floor position. The property has accommodation to include lounge, dining room, kitchen, shower room and two double bedrooms. The property is well placed for ease of access to all the village amenities with the mainline train station less than a mile from the property.

In detail the accommodation on offer comprises a communal entrance hallway with stairway access to the apartment. Upon entering, a reception hall with two storage cupboards opens to a bright, spacious lounge with living flame gas fire. The lounge is laid on an open plan basis to the dining room. The dining room has views over playing fields to the rear of the property with the lounge overlooking woodland to the front. The apartment has a modern kitchen fitted with a range of wall and base units and integrated appliances to include ceramic hob, oven and extractor. The kitchen is plumbed for a washing machine.

The property has two double bedrooms and a shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle with electric shower. In addition to the above the property has double glazing and electric heating although there is a gas supply to the apartment.

ROOM DIMENSIONS

Lounge	4.90 m x 4.06 m / 16'1" x 13'4"
Dining Room	3.43 m x 2.69 m / 11'3" x 8'10"
Kitchen	2.84 m x 2.64 m / 9'4" x 8'8"
Bedroom 1	3.76 m x 3.48 m / 12'4" x 11'5"
Shower Room	2.08 m x 2.03 m / 6'10" x 6'8"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £85,000 should be lodged with Mactaggart & Company.

VIEWING

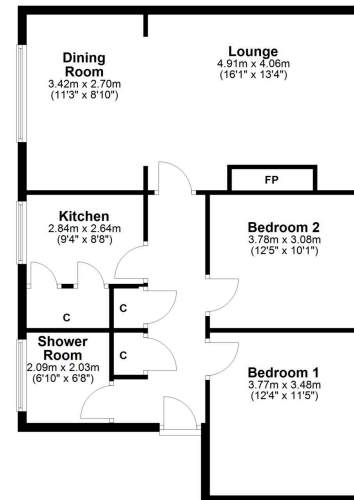
Tel: 01475 674628.

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



espc

Ref:
E490813

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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