



Detached House

3 Bowfield Road, West Kilbride, KA23 9LB  
Offers Over £325,000

**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 on one of West Kilbride's most popular avenues with both the seafront and town centre within easy reach, 3 Bowfield Road is a delightful detached traditional bungalow with fabulous elevated Firth of Clyde views that is presented in good internal and external order which will hold appeal for clients of all age ranges. The property has excellent elevated views over West Kilbride and Seamill to the Firth of Clyde and Arran in the west from a superb conservatory, lounge, upper bedroom and level lawned rear gardens. The craft town of West Kilbride and neighbouring Seamill lie approximately eight miles from the main centre of Largs to the north and benefit from a mainline train station with a regular service to Glasgow.

In detail the accommodation on offer comprises an entrance hallway which gives access to the main bedroom on the ground floor. A door to the rear of the reception hall opens to a family room with walk in turret, fireplace and a set of sliding patio doors which open to a magnificent glazed conservatory spanning almost the entire width of the property, offering panoramic views over the lawned gardens to West Kilbride, Seamill, the Firth of Clyde and Arran in the west. A dining room to the rear of the hall gives access to the conservatory and to a kitchen fitted with a range of wall and base units finished in oak with freestanding appliances to include slimline dishwasher, fridge and cooker that may be included in the sale. The kitchen has access to a plumbed utility room and doorway access to the conservatory. The family shower room is located on the ground floor and is fitted with a three piece suite to include WC, wash hand basin and low level walk in shower. A living/family room with hardwood stairway access to the upper landing completes the accommodation on the ground floor. The upper level of the property features a WC/cloakroom and a bright, spacious apartment which can be divided into two halves if required with a set of bi-fold doors. This apartment also enjoys fabulous elevated views.

In addition to the above the property has double glazing, gas central heating and solar panels with feed in tariff, extensive chipped driveway parking to the front leading to an attached garage equipped with power and light. The rear gardens are enclosed, with a westerly aspect and are laid mainly to lawn with greenhouse that is included in the sale.

## ROOM DIMENSIONS

### Entrance Hall

3.81 m x 1.47 m / 12'6" x 4'10"

### Living Room

4.60 m x 4.19 m / 15'1" x 13'9"

### Family Room

4.57 m x 3.68 m / 15'0" x 12'1"

### Dining Area

3.02 m x 3.45 m / 9'11" x 11'4"

### Kitchen

2.08 m x 5.00 m / 6'10" x 16'5"

### Primary Bedroom

3.99 m x 3.63 m / 13'1" x 11'11"

### Bedroom 2

5.46 m x 3.18 m / 17'11" x 10'5"

### Upstairs Family Room

5.46 m x 2.82 m / 17'11" x 9'3"

### Upstairs Bathroom

2.03 m x 1.83 m / 6'8" x 6'0"

### Bathroom

1.47 m x 2.41 m / 4'10" x 7'11"

### Laundry

1.78 m x 6.30 m / 5'10" x 20'8"

### Conservatory

9.09 m x 3.61 m / 29'10" x 11'10"



# MACTAGGART & Co



## PRICE

Offers Over £325,000 should be lodged with Mactaggart & Company.

## VIEWING

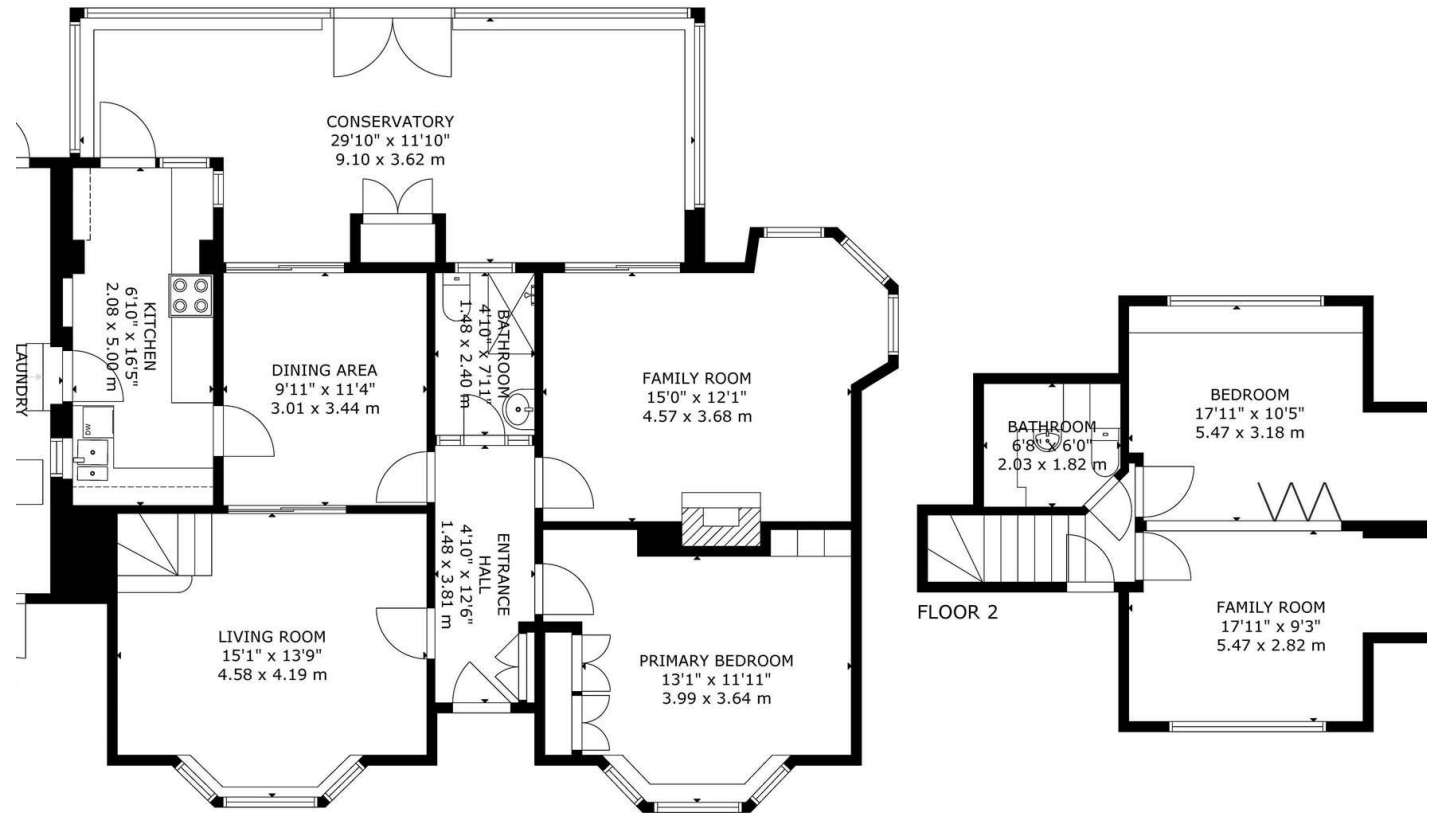
Tel: 01475 674628.

## 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.



GROSS INTERNAL AREA  
TOTAL: 134 m<sup>2</sup>/1,443 sq.ft  
FLOOR 1: 99 m<sup>2</sup>/1,066 sq.ft, FLOOR 2: 35 m<sup>2</sup>/377 sq.ft  
EXCLUDED AREAS: SCREENED PORCH: 30 m<sup>2</sup>/319 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

espc

Ref:  
E491673

### 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.

# MACTAGGART & Co

## SOLICITORS AND ESTATE AGENTS

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