

01294 60 2000

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Detached House  
16 Hillside, WEST KILBRIDE, KA23 9NZ  
Offers Over £350,000











Jas Campbell & Co Ltd are proud to be marketing this exceptional Detached House which is situated in the heart of the wonderful coastal village of West Kilbride. Number 16 Hillside is a modern and contemporary family home which has been improved and extended in recent years by the current owners. The outstanding and stylish accommodation boasts high quality finishes throughout including underfloor gas central heating on on the lower level, porcelain floor tiling, bifold doors and feature mood lighting throughout. Externally the lovely south facing low-maintenance rear garden offers plenty of space for family living and alfresco entertaining. The Ayrshire coastal village of West Kilbride boasts scenic views over Firth Of Clyde towards the Isle Of Arran and offers a variety of local amenities including boutique craft shops, primary school, train station with direct trains to Glasgow and Largs, golf course, beach and the popular Seamill Hydro providing restaurants and leisure facilities. Within a few miles is Largs Marina which caters for the sailing enthusiasts and the links of West Kilbride Golf Club is close to hand as are the sandy beaches along this section of the coastline.

Accommodation on the ground floor comprises: Welcoming Reception Hallway boasting a contemporary handrail & balustrade with embedded toughened glass - Lounge overlooking the front of the house. This room is very stylish and features a textured 3D wall panel housing the TV suitable for cosy nights in - Ground Floor Bedroom (Bedroom Five) which is currently used child's playroom with a window to the front of the house - Magnificent Open Plan Kitchen and Family Room to the rear offering full length bifold doors flooding the large room with natural light. The doors open up to the lovely garden offering easy access making it a further living space suitable for alfresco living and dining. The high quality Kitchen area has wall and floor units for more than ample storage together with a breakfasting island and integral appliances as well as a Fridge Freezer. This room would be the heart of the house as also has a dining and lounge area - Utility Room with floor units for storage and washing machine included in the sale. From here is a door to the rear garden - WC with a modern two piece suite and small window.

Accommodation on the first floor comprises: Impressive Broad Top Landing affording access to all four double bedrooms and the main family bathroom - Top Landing with a large storage cupboard and hatch to the loft for more than ample storage - Master Bedroom which is front facing and boasts having mirrored fitted wardrobes - En-Suite Wet Room housing a modern two piece suite with shower - Bedroom Two is also front facing with fitted wardrobes - Bedroom Three is a pretty room to the rear - Bedroom Four faces the rear garden - Modern Family Bathroom housing a three piece suit, vanity unit and feature lighting ideal after a tough day.

Early Viewing Essential

## MEASUREMENTS

Reception Hallway	3.47 m x 2.14 m / 11'5" x 7'0"
Lounge	5.31 m x 3.47 m / 17'5" x 11'5"
Ground Floor Bedroom	5.03 m x 2.37 m / 16'6" x 7'9"
Open Plan Dining Kitchen/Family Room	7.80 m x 6.38 m / 25'7" x 20'11"
Utility Room	2.07 m x 1.58 m / 6'9" x 5'2"
WC	1.64 m x 1.37 m / 5'5" x 4'6"
Top Landing	4.40 m x 2.01 m / 14'5" x 6'7"
Master Bedroom	4.57 m x 3.54 m / 15'0" x 11'7"
En-suite Shower Room	2.25 m x 1.87 m / 7'5" x 6'2"
Bedroom 2	4.34 m x 2.65 m / 14'3" x 8'8"
Bedroom 3	3.45 m x 3.03 m / 11'4" x 9'11"
Bedroom 4	3.00 m x 2.30 m / 9'10" x 7'7"

## FEATURES

Modern & Contemporary Family home  
 Five Bedrooms  
 Impressive Open Plan Kitchen/ Family Room  
 High Quality Finishes  
 Gas Central Heating (underfloor on the lower level)  
 Solar Panels & Double Glazing  
 Low-maintenance south facing rear garden  
 Private Parking

**EPC RATING - B**  
**COUNCIL TAX BAND - F**









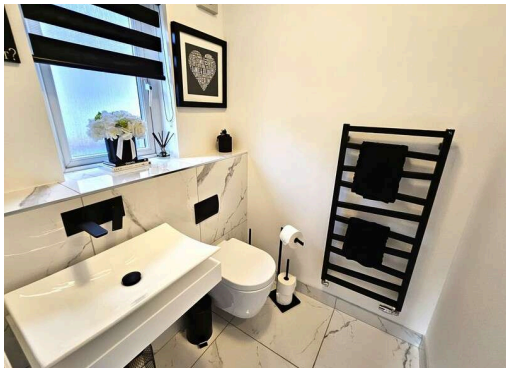












Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS  
AND INDEPENDENT  
FINANCIAL ADVISERS

**JAS CAMPBELL & CO LTD**  
 ws  
 solicitors financial advisers estate agents



Bank of Scotland Buildings, 57 Dockhead Street  
 Saltcoats KA21 5EH Telephone 01294 60 2000  
 Fax 01294 603 023 DX 591001 Saltcoats  
 E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride  
 Telephone 01294 829 599  
 or 01294 829 602

76 Princes Street Ardrrossan  
 Telephone 01294 464 131  
 or 01294 60 2000

Unit 2, Douglas Centre,  
 Brodick Isle of Arran KA27 8AJ  
 Telephone 01770 302 027

Ref:  
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