



MONTGREENAN  
PROPERTY GROUP



PLOT B 15 Ardrossan Road  
West Kilbride, KA23 9LZ

£175,000





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**West Kilbride, KA23 9LZ**

\*\*\*\*\* CLOSING DATE TUESDAY 28TH  
OF JUNE 2022.\*\*\*\*\*

An extremely rare development opportunity to acquire an outstanding elevated plot of approximately 0.31 acres ( 1244sqm) with spectacular panoramic sea views out over the Firth Of Clyde, Isle of Arran and up and down Ayrshire's picturesque West Coast.

Formerly The Galleon Hotel, the plot is available as a whole or, individually as follows;

A, which extends to 529 square metres consisting of the original terraced platforms on which the original Galleon Building rested.

B, which extends to 615 square metres, consisting of the original car park and extended garden area for the operating hotel.

Planning consent has been obtained in principle for two three storey detached houses with integral garage, 2 public rooms and 3/4 bedrooms & study. Internal floor area of 225 square metres ( approx)

Buyers will make their own arrangement for Services, for which connections are readily available and adjacent to the site.

Planning Approval documents available upon request.

Local Area







West Kilbride is an exclusive seaside village which incorporates Seamill & has been designated as Scotland's first Craft Town. Within the commuter friendly town, is a well connected railway station with very regular services to Largs & Glasgow Central. Regular express bus service to Glasgow as well as buses to Ayr & Greenock. Glasgow Airport is only 22 miles / 30 minutes & Prestwick Airport is only 21 miles / 25 minutes away.

There is excellent sailing in the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. There are also good opportunities for field sports including horse-riding, shooting and fishing.



Plots like this in such an affluent and exclusive town with incredible sea views are extremely rare, therefore early viewing is highly recommended.



## Floor Plan



## Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

