



MONTGREENAN  
PROPERTY GROUP



21 Drummilling Road  
West Kilbride, KA23 9BD

**Offers in excess of £200,000**



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Montgreenan Property Group are absolutely delighted to present to the market Plot of Land @ 21 Drummilling Road, West Kilbride.

An extremely rare development opportunity to acquire an outstanding elevated plot of approximately 0.32 acres ( 1295sqm) with spectacular panoramic sea views out over the Firth Of Clyde, Isle of Arran and up and down Ayrshire's picturesque West Coast.

A successful Pre-Planning Consultation with North Ayrshire Council's Planning Section has been conducted and has resulted in a positive response to multiple unit residential development of the site.

As the former Hillcrest Coach Works site the plot also benefits from an existing two and a half storey building and utilities.

#### 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.

Local amenities include a nursery, very well renowned primary school, Post

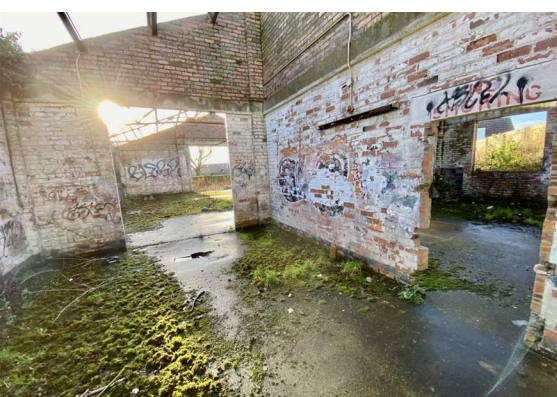




Office, boutique shops, small supermarkets as well as a dentist & doctor's surgery. The towns of Largs and Ardrossan are 8 miles and 4 miles away respectively and both provide secondary schooling and a larger selection of shops, professional services and banking facilities.

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 included horse-riding, shooting and fishing.

Plots like this in such an affluent and exclusive town with 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

