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ESTATE AGENTS



## West Kilbride

31 Caldwell Road, West Kilbride, North Ayrshire, KA23 9LF

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Stonefield Estate Agents are extremely proud to introduce 31 Caldwell Road - A truly exceptional architect designed split level home with the design irresistibly modern throughout utilising glass, natural light and open plan living spaces making this a warm and welcoming family home. Enjoying a wonderful elevated position within the highly coveted seaside town of West Kilbride, this "one of a kind" residence offers magnificent panoramic sea and coastal views over The Firth of Clyde towards the Isle of Arran from its own private balcony and enjoys some of the finest sunsets the west coast of Scotland has to offer.

The subjects are as impressive as the views on offer, with a welcoming reception hall leading through to a bright and airy lounge adorned with floor to ceiling windows and sliding doors leading onto a private elevated balcony with glass balustrade enjoying mesmerising views over Seamill, The Firth of Clyde and Arran. An impressive staircase descends to a stunning open plan family / dining room with French doors leading to a landscaped terrace, extending the breathtaking vistas. The adjacent open plan modern fitted kitchen with quartz worktops is equipped with top of the line appliances and a feature breakfasting island ideal for culinary enthusiasts and social gatherings. An inner hall houses a fantastic home office (or bedroom if required) modern WC and excellent storage cupboard. There is also door access to the double integral garage with light, power and remote controlled electric Garador up and over door. Ascending to the upper level from the lounge, three double bedrooms and a truly luxurious bathroom await. The master bedroom commands panoramic sea and coastal views to the southwest and includes a dressing area, high quality built in wardrobes and a beautiful modern en-suite shower room. On the lower level, there is a wonderful versatile space which could be utilised for a variety of purposes including a home gym / games room or sitting room with patio doors opening onto the rear garden which also features a superb infrared sauna by the highly renowned Inca UK. There is also a useful utility room on this level which enhances the overall functionality of this luxurious home. The property is complete with gas central heating, double glazing, burglar alarm and high quality floor coverings throughout.

Externally there are wonderful landscaped garden grounds including a large driveway to the front providing secure off street parking for multiple vehicles which leads to an integral double garage. Further enhancing this unique home is the enclosed gardens to the rear which enjoy a wonderful southwest orientation and a breathtaking coastal backdrop.

Nestled south of Largs and graced by the stunning views of the Firth of Clyde and the enchanting Isle of Arran, lies the charming seaside village of West Kilbride. This idyllic village is adorned with essential amenities, including a primary school and nearby Seamill also boasts convenient shopping facilities, ensuring residents have everything they need at their fingertips. Within easy reach of West Kilbride golf course and near access to coastal walks and beaches, its strategic location also allows easy access to major road networks, making travel effortless. Additionally, the presence of a local train station ensures seamless connections, offering frequent services to both Largs and bustling Glasgow. Early viewing is fundamental to fully appreciate this bespoke home and its prime setting, with captivating south west facing views over The Firth Of Clyde towards Arran.



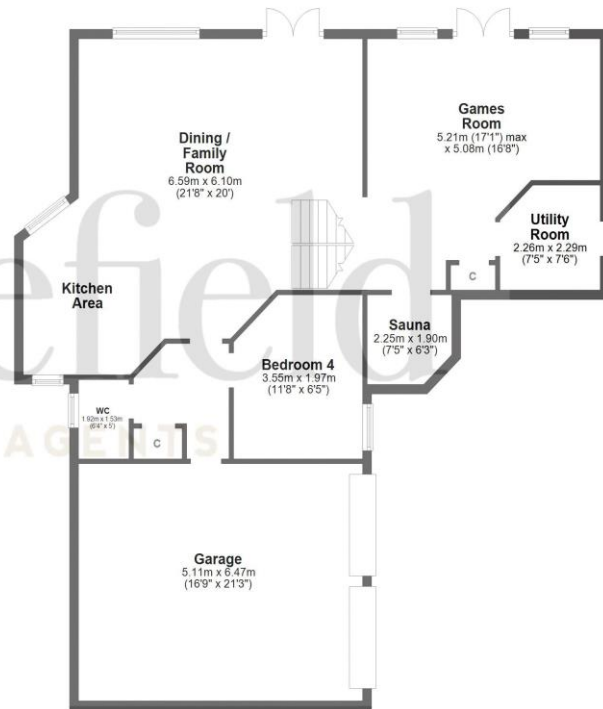
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Property Ref: 00002948 | EPC: Band C

Floor Plan



Floor Plan



Plan and measurements are approximate only.  
Plan produced using PlanUp.



## Dimensions

Dining/Family Room - 20' x 21'8" Kitchen - 14'1" x 12'8" WC - 6'4" x 5' Games Room - 17'1" x 16'8" Utility Room - 7'6" x 7'5" Sauna - 7'5" x 6'3" Bedroom 4 - 11'8" x 6'5" Garage - 16'9" x 21'3" Lounge - 17'5" x 17'7" Bedroom 1 - 11'1" x 12'10" Dressing Room - 10'9" x 10' En suite - 7'4" x 7'1" Bedroom 2 - 11'7" x 9'8" Bedroom 3 - 11'1" x 8'1" Bathroom - 11'3" x 8'1"



## Travel Directions

SAT NAV - KA23 9LF

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

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