

24 Montgomerie View

SEAMILL, CHAPELTON, NORTH AYRSHIRE, KA23 9FG



*A BEAUTIFULLY PRESENTED AND CHARMING,
TWO BEDROOM TERRACED HOUSE*



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Part Exchange Available. We are delighted to offer to the market this fantastic two-bedroom terraced house that forms part of the enticing Montgomerie View Estate crafted by Hope Homes and sits quietly off the A738 on the outskirts of Seamill.

Split over two levels, the property offers flexible living accommodation and is ideal for a variety of people looking for a place to call home. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property. The property has been maintained to an exacting standard by its current owner and they have created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first-class specification.

The generously proportioned formal lounge, come dining area and kitchen is pleasantly located to the rear of the property and is flooded with natural light from a set of doors that provide access to the rear garden, where you can invite outside in.

The Property



The kitchen has been fitted to include a modern range of floor and wall-mounted units with a striking worktop, which creates a fashionable and efficient workspace. It also has a host of integrated appliances. The dining area will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone has played host to. A WC completes the accommodation on this level.





The impressive decor and contemporary styling continues onto the first-floor level, where you will discover two well-appointed bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The luxury family bathroom suite completes the impressive accommodation internally.

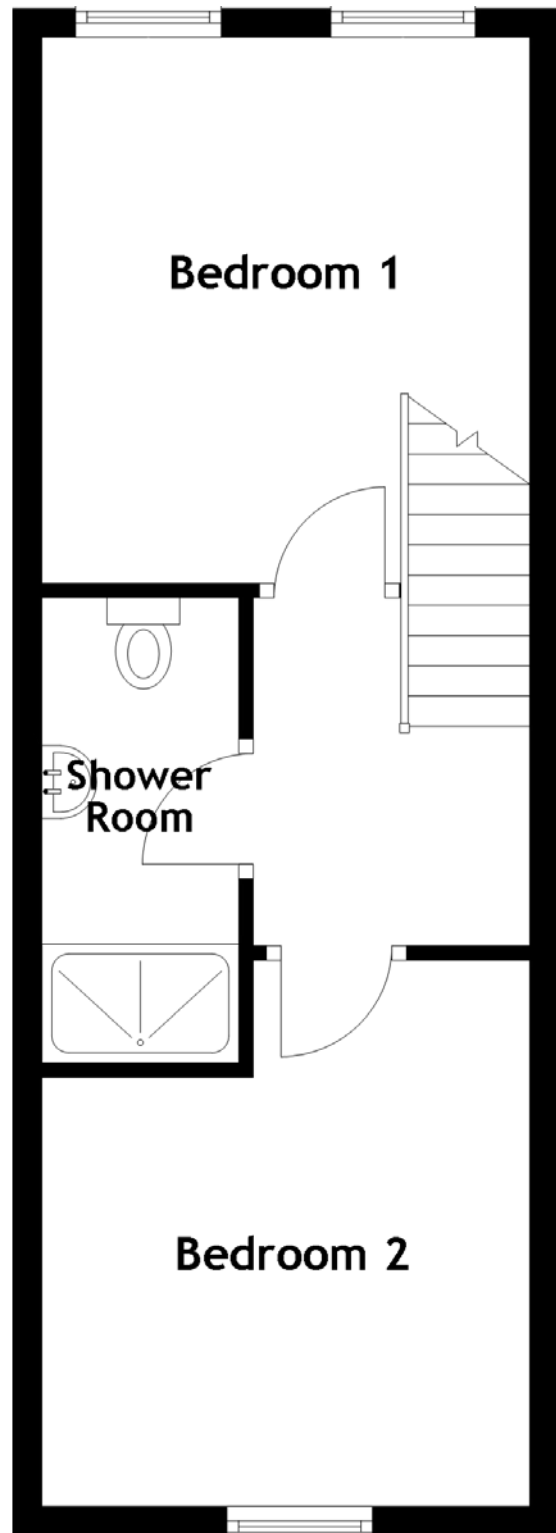
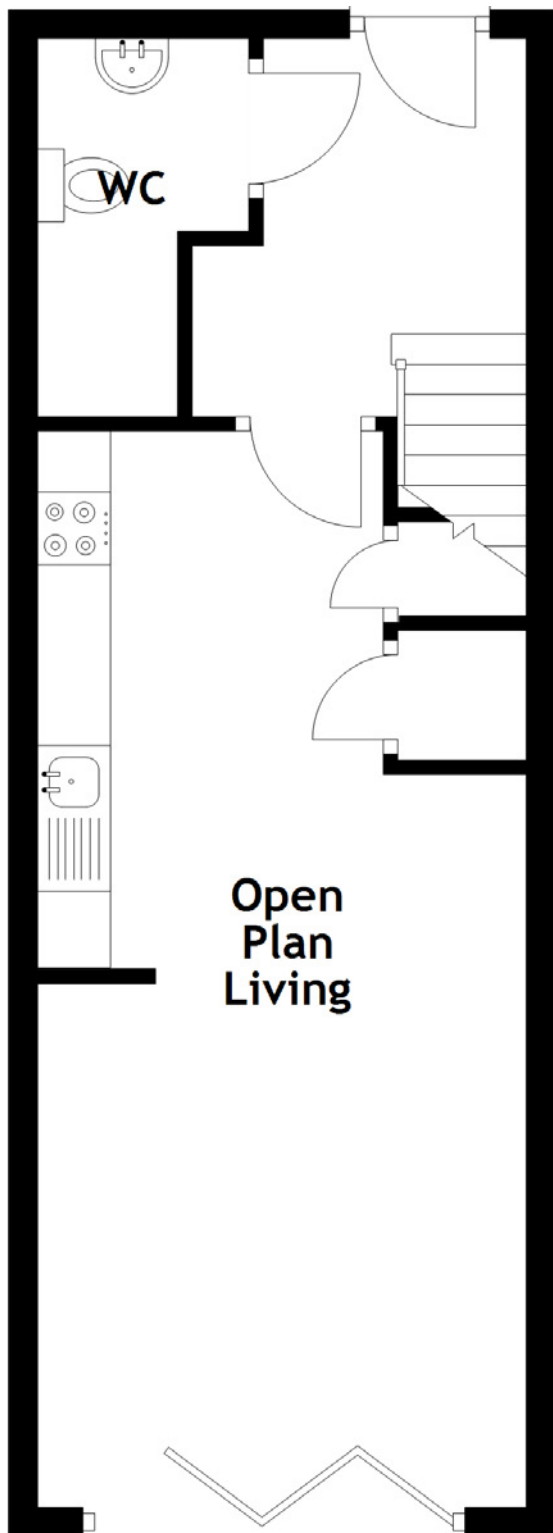




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.40m (24'3") x 3.35m (11')
Bedroom 1	3.75m (12'4") x 3.35m (11')
Bedroom 2	3.75m (12'4") x 3.35m (11')
Shower Room	3.20m (10'6") x 1.35m (4'5")

WC 2.60m (8'6") x 1.45m (4'9")

Gross internal floor area (m²): 67m²

EPC Rating: C



Externally the property has well-maintained gardens with off-road parking to the rear. The rear garden is a real suntrap in the summer months and offers a high level of privacy. Many an evening will be spent in this zone enjoying the peace and quiet.

The high specifications of this family home also include double glazing and gas central heating for additional comfort.





This fantastic house is positioned in a sought after area in West Kilbride, Seamill. West Kilbride and neighbouring Seamill are pretty villages, located between Ardrossan and Largs on the Clyde coast. The views from both villages encompass the entire Clyde Estuary including the Sound of Bute, the Isle of Arran with Goat Fell and Holy Island. In a recent, community inspired development, West Kilbride has been designated Scotland's first craft town. In late Victorian times Seamill became popular as a summer resort with The Hydropathic (now renowned as the Seamill Hydro Hotel) enabling visitors to enjoy restorative water cures. The Seamill Hydro Hotel is a recognised conference centre and North Ayrshire's leading venue for wedding receptions.

Long popular with the affluent retired, the area has recently seen some high quality new residential development and is attracting an increasing number of younger families and commuters. West Kilbride has a railway station with direct, commuter services to Largs, Greenock and Glasgow Central Station, with a journey time of under an hour to the city. Local schooling is available in West Kilbride with additional secondary schooling in Largs and Ardrossan. Private schooling is available at Wellington School in Ayr which offers co-education from the ages of three to eighteen, or in Glasgow.

The Location





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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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