



**12 BOWFIELD ROAD**

WEST KILBRIDE

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4 | BEDROOMS

2 | BATHROOMS

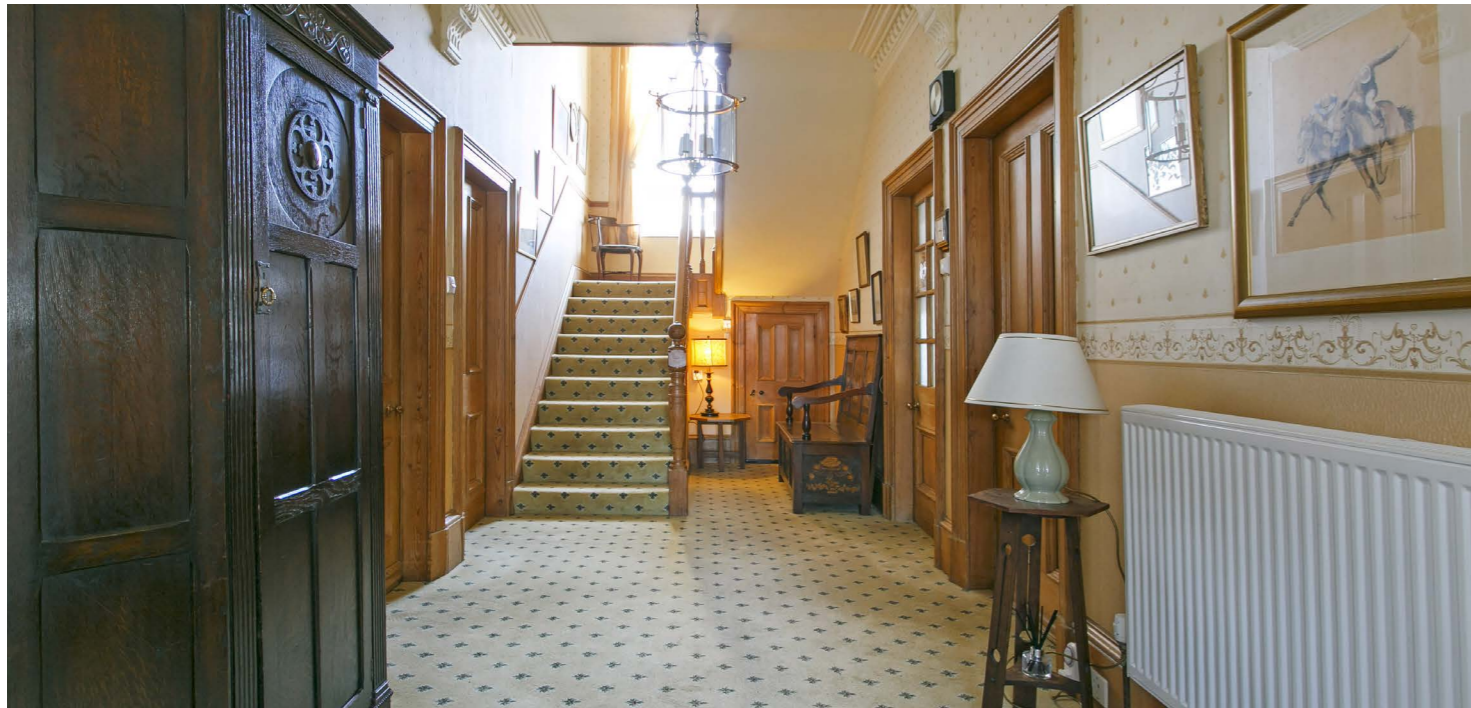
3 | PUBLIC ROOMS

**This traditional detached villa is located on one of West Kilbride's most favoured addresses. The property provides wonderful views over the Firth of Clyde to the Isle of Arran and retains a plethora of period features.**

Bowfield Road is a desirable street set within the village of West Kilbride and is a short distance from Seamill Beach. The village itself is a 'Craft Town' with a wide selection of craft shops and amenities.

The flexible and character accommodation on offer includes a conservatory which is set at the front of the home, a bright, spacious, hallway with period features and access to the principal apartments. The lounge has a bay window to the front, fireplace and a beautiful cornice. The ground floor of the property also includes a formal dining room, downstairs double bedroom with views over the rear gardens, breakfasting kitchen, utility, two stores and modern wet room.

On the upper level of the property there is a bright hallway which leads to three spacious double bedrooms, a family bathroom and a drawing room. The drawing room is a character filled space with period cornicing and views across to the Isle of Arran. To further complement the home there is a large floored and lined attic space with Velux windows which is ideal as a hobby area or storage space. The property has gas central heating, double glazing and single glazing. There is a driveway for several vehicles which leads to the garage. There are lovely garden grounds to the front and rear of the property with garden outhouses. Early viewing is highly recommended to appreciate the accommodation and location on offer.













West Kilbride, which incorporates Seamill, is a small village which lies south of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling and tennis clubs, leisure, coffee and shopping opportunities and benefits from its position as Craft Town Scotland with a range of independent studios and shops as well as the Barony Centre hosting exhibitions and events. The village is well positioned for accessing all major road networks, is approximately 40 minutes from both Prestwick and Glasgow International airports and has a train station which provides a frequent service to Largs and Glasgow.

LA1896 | Sat Nav: 12 Bowfield Road, West Kilbride, KA23 9JY

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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