



# 4 CARLUNG HOUSE

WEST KILBRIDE

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4 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

**This wonderful apartment forms the entire top floor of Carlung House which is a B-Listed mansion house set within extensive mature grounds. Not only this, the property is located in close proximity to the seafront, craft town of West Kilbride and the villages of Portencross & Seamill.**

A stunning unique penthouse apartment presented in excellent condition occupying the entire top floor of a Category B Listed Elizabethan Mansion house which is nestled in approximately 10 acres of cultivated tranquil gardens and woodland. Carlung house is part of Carlung Estate and is located to the north of the coastal and craft town of West Kilbride and within easy reach of the beautiful beach at Portencross.

A shared private driveway leads up 4 Carlung House which is entered through an imposing timber panelled entrance Hallway and stairway giving access to the apartment. The main rooms are entered off the spacious reception area and hallway which opens to a living/dining area giving wonderful south westerly views to the gardens. The Sitting Room has an inglenook fireplace. The current layout of the property allows for three spacious bedrooms and an office study which could form a fourth bedroom if required. Two of the bedrooms feature ensuite shower rooms. The main bathroom is entered from the reception hallway and is fitted with a three-piece suite. The modern fitted kitchen is fitted with a range of wall and base units with integrated appliances. There is a utility room which is plumbed in for a washing machine. The property has oil fired central heating with most rooms featuring secondary glazing.

The apartment has a generous area of easily maintained private lawned garden as well as a share with the other apartments of the substantial areas of communal ground and woodland. There is a large single garage and ample parking. There is also access to a cosy timber-built summer house which boasts fabulous views to Arran making it a superb spot to relax and entertain. Early viewing is highly recommended to appreciate the accommodation and location on offer.

















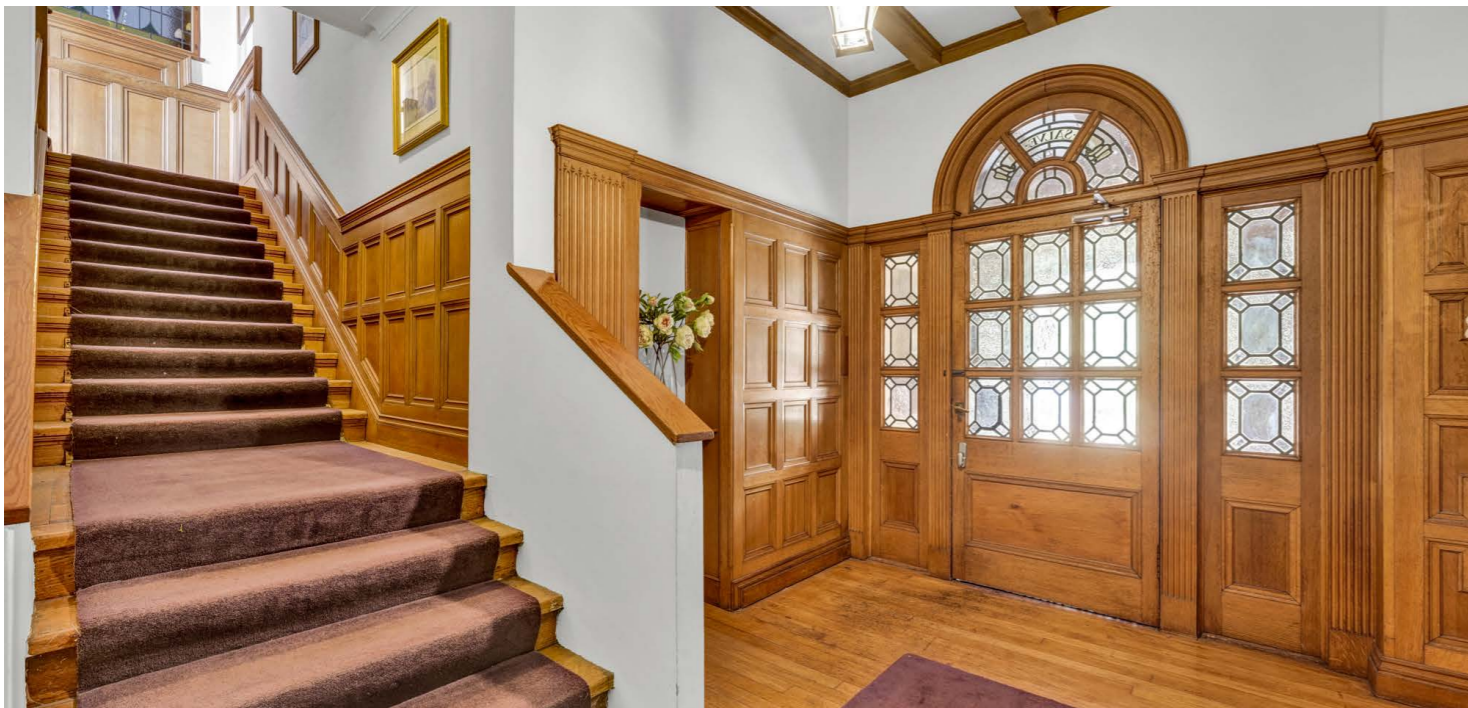




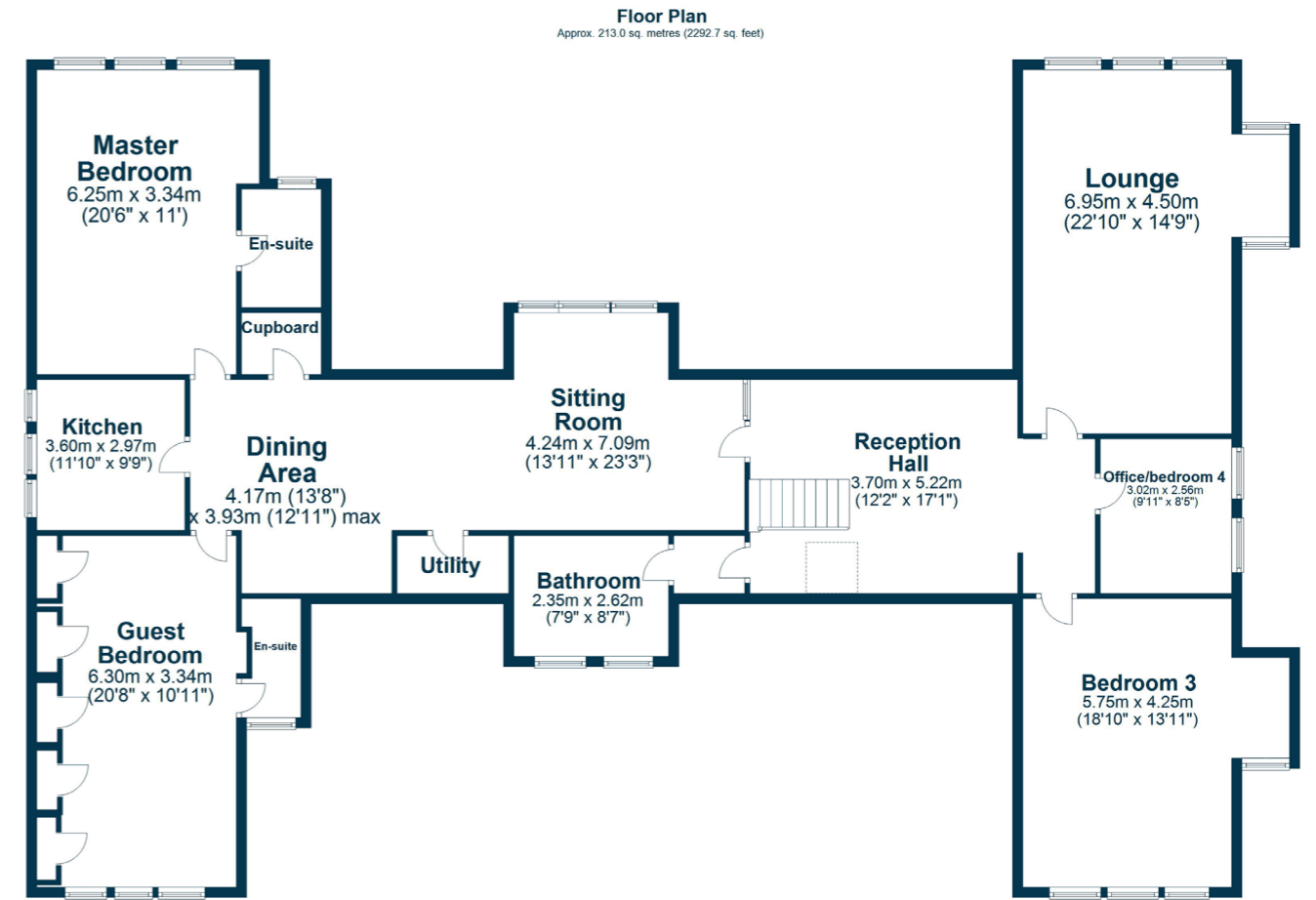












Total area: approx. 213.0 sq. metres (2292.7 sq. feet)

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.

**LA1921** | Sat Nav: 4 Carlung House, West Kilbride, KA23 9DU

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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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