



MARATHON

24 OVERTON DRIVE, WEST KILBRIDE

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5 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

'Marathon' is an outstanding home which is in one of West Kilbride's most favoured addresses with fabulous estuary views over to 'Scotland in Miniature' the idyllic Isle of Arran. This sandstone detached villa is a wonderful blend of both contemporary and period features whilst being set amidst extensive private garden grounds.

The present owners of 'Marathon' have really been custodians of this wonderful property, a home in which they have upgraded, and cared for the period features whilst sympathetically modernising several areas in the house. As you would expect in such a house many of the rooms are well proportioned and decorated to an exacting standard. The journey into this quality home begins through the entrance vestibule with its feature mosaic tiled floor and stained-glass windows to the bright welcoming reception hallway which gives access to the main lower apartments. The drawing room is an opulent yet welcoming room with stunning cornice and ceiling plasterwork along with fireplace, bay window to the front. The sitting room is a pleasant space with aspects over the garden grounds and feature fireplace. The formal dining room is a social room with excellent décor and access to the rear garden grounds. A contemporary breakfasting kitchen by Smallbone is the perfect location for a coffee and warming yourself beside the AGA. The kitchen leads through to the cosy bright morning room and to complement this area of the house there is the modern bathroom.

The accommodation on the first floor of the property is accessed via the staircase and there is a quite wonderful stained-glass window on the mid-landing. There are five generous bedrooms in this area with the Master bedroom providing some of the best views over to Arran through the feature bay window. The further bedrooms are all decorated to a high standard with one bedroom showcasing an original painted Victorian sink. The fifth bedroom is currently being utilised as an office and can be easily put back to a bedroom. The family bathroom is quite wonderful in its size and quality. The property has feature single glazed windows and gas central heating.

The garden grounds are mature and are of a substantial size with a nice walled area where recently our client's daughter had her wedding. The driveway has space for several vehicles leading to the garage and woodstore. Early Viewing is highly recommended to appreciate the accommodation and location on offer.





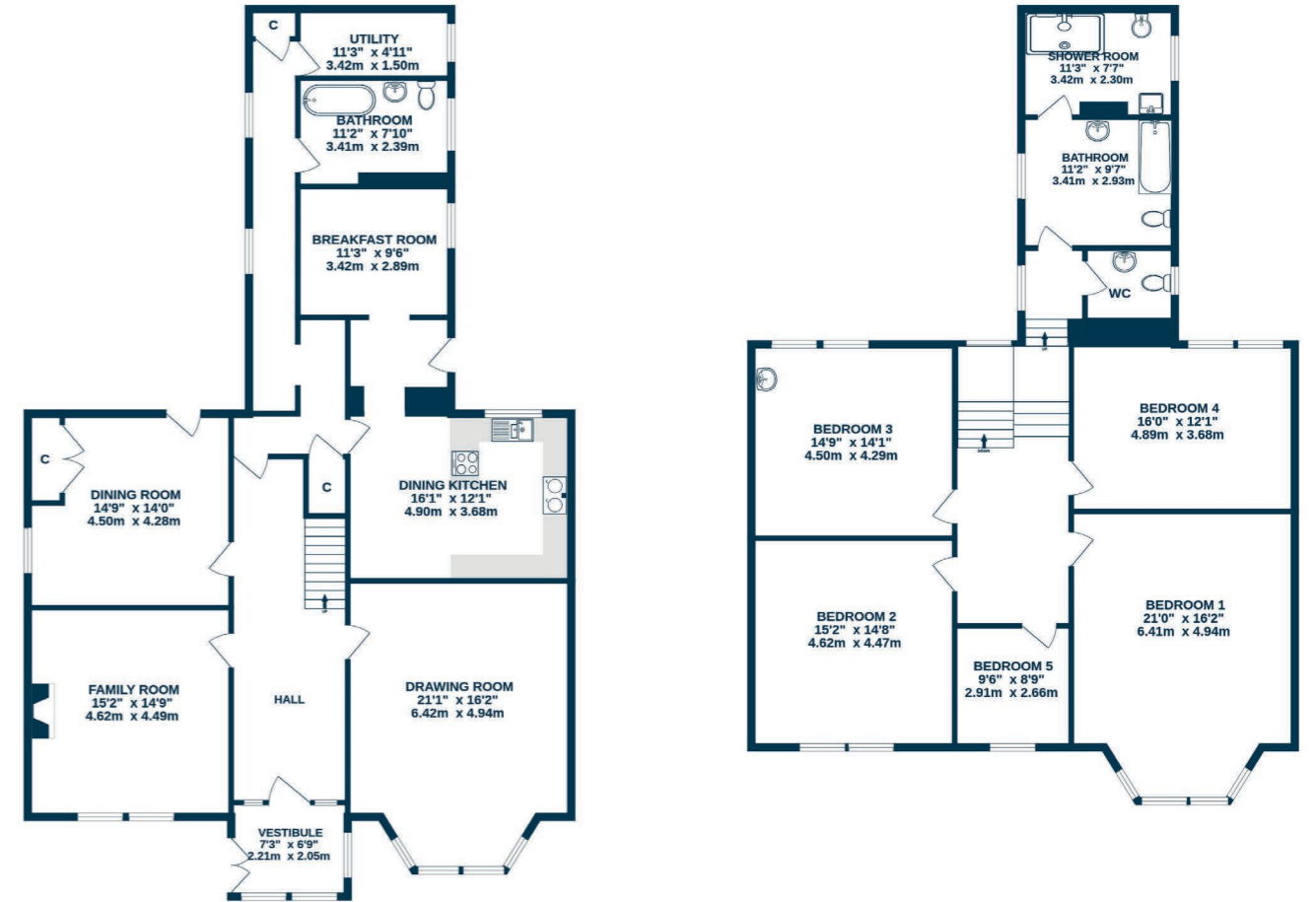












West Kilbride, which incorporates Seamill, is a small village which lies South of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling and tennis clubs, leisure, coffee and shopping 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.

LA1918 | Sat Nav: 'Marathon', 24 Overton Drive, West Kilbride KA23 9LH

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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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