



# HEARTHSTANES

23A SUMMERLEA ROAD, SEAMILL

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**'Hearthstones' is a semi-detached property which forms the main part of an original detached villa. The properties have been sympathetically created from a detached villa to being semi-detached.**

The lovely accommodation is flexible with many traditional features and is formed over two levels. The bright welcoming reception hallway leads through to the open plan living area with its feature open fire and exceptional sea views. The formal lounge is a nice room with an open fire and has views over to the Isle of Arran. The snug is a cosy room with options of being an office or continuing as is. There is a good-sized dining kitchen with the dining area providing beautiful views over the gardens, Firth of Clyde and West Kilbride golf course. The utility room is located beside the dining kitchen. Just set off from the hallway is the downstairs wc/cloaks, boiler room and storage.

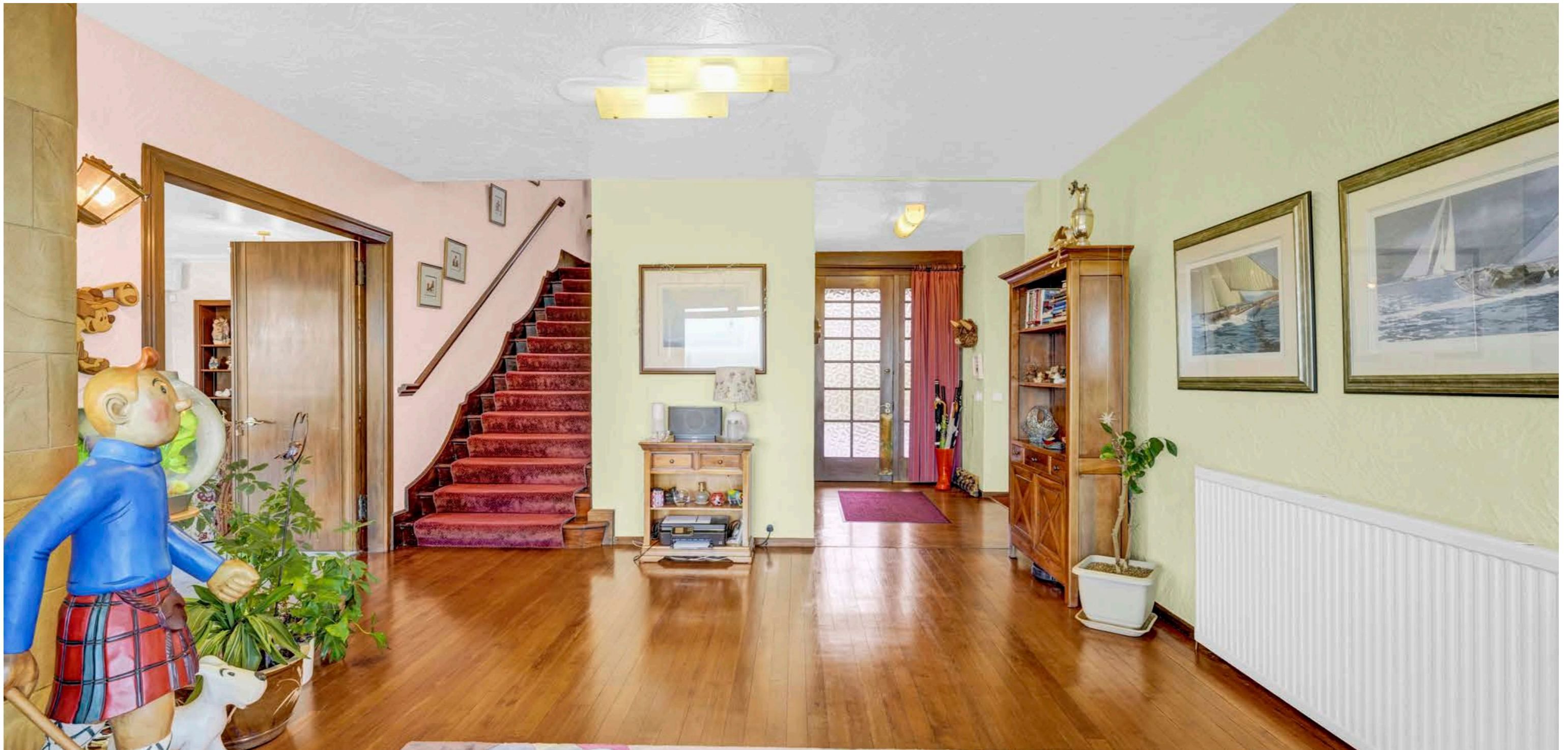
On the upper level there are the main bedrooms and further accommodation along with the fabulous views from the rear of the property. The master bedroom is a bright space and has a modern en-suite shower room. The guest bedroom has a feature dressing room and fireplace. There are two further good-sized bedrooms. To complement the upper floor there is the modern family bathroom, second bathroom, shower room, study and second utility room. The property has gas central heating and double glazing.

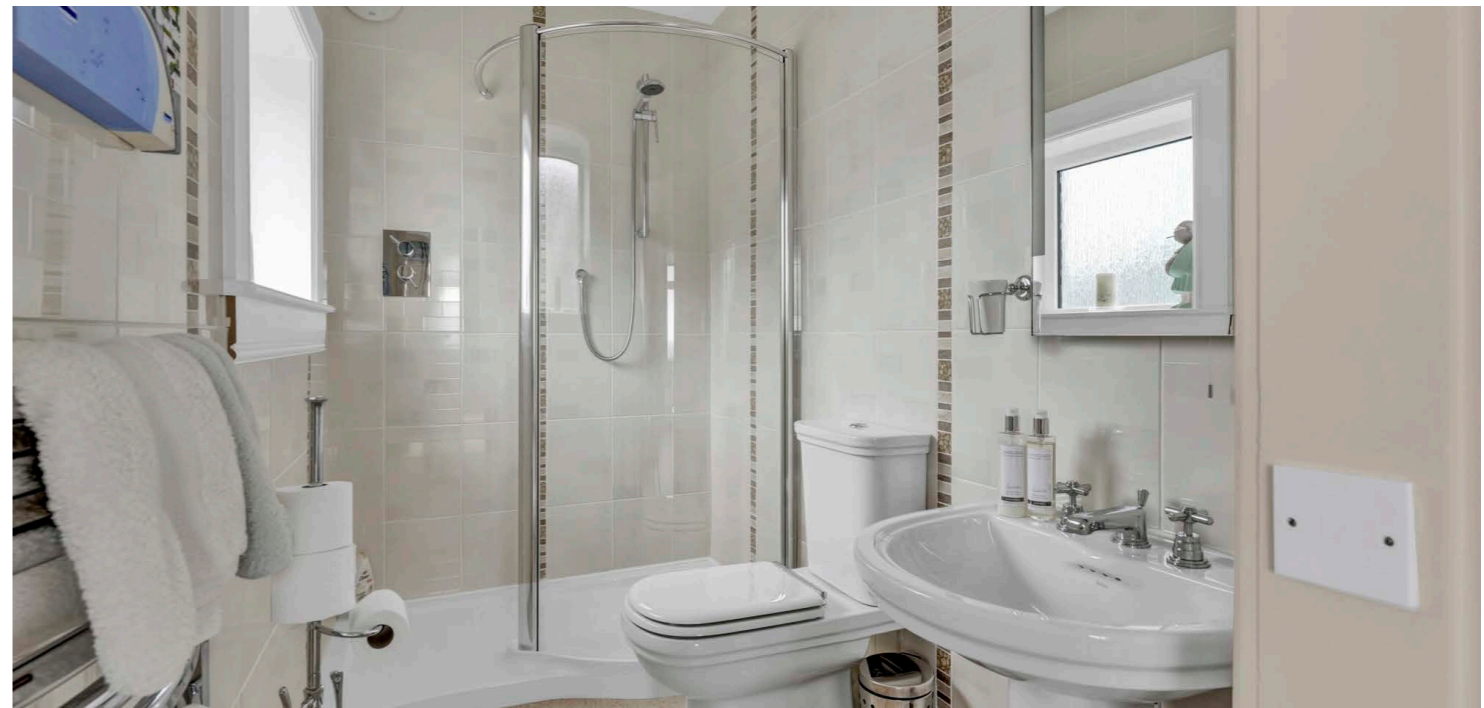
The garden grounds to the rear of the home are mainly laid to lawn which is ideal for the quite stunning views that are enjoyed from the patios. At the front of the property there is a driveway for several vehicles leading to the property itself and a triple garage. Early viewing is highly recommended to appreciate the accommodation and location on offer.







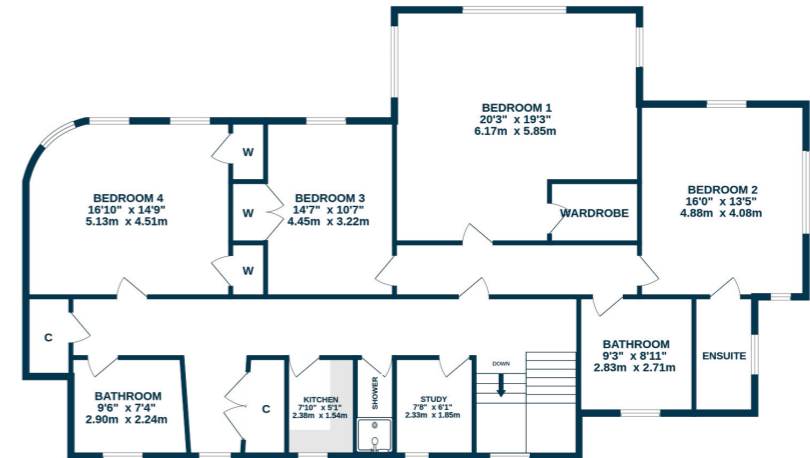
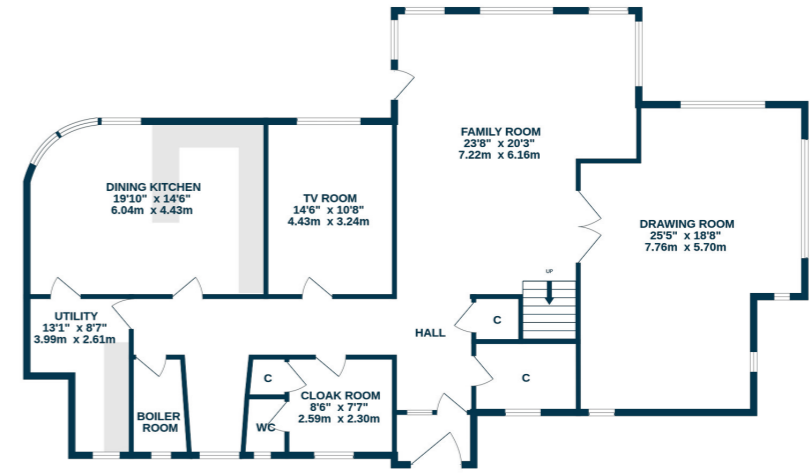












West Kilbride, which incorporates Seamill, is a small village which lies South of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling and tennis clubs, leisure, coffee and shopping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

**LA1919** | Sat Nav: 'Hearthstanes' 23A Summerlea Road, Seamill, KA23 9HP

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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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