



20 MONTGOMERIE VIEW, WEST KILBRIDE

 2 BED  2 BATH  1 PUBLIC



This fabulous two bedroom end terrace villa at 20 Montgomerie Terrace, Seamill forms part of the recently developed Chapelton estate, ideally positioned for ease of access to the nearby beach and a network of coastal paths and walks. The property is also within easy reach of the popular village of West Kilbride, Scotland's first designated Craft Town, which is renowned for its community of artists, designers and makers, together with a range of local shops, cafés and everyday amenities. The accommodation comprises a reception hall, superb open-plan living area incorporating kitchen, dining area and lounge, with integrated appliances, downstairs WC and utility cupboard, while on the upper level there are two well proportioned double bedrooms with views towards the Firth of Clyde and a shower room. The property further benefits from well proportioned enclosed rear gardens and private parking to the rear of the development.



In more detail the property is entered via a reception hallway with a shoe store and access to a WC cloakroom/utility. The reception hall opens to a magnificent fitted kitchen with integrated appliances to include fridge freezer, gas oven, hob and dishwasher. The kitchen is laid on an open-plan basis to the dining area and lounge, with patio doors providing direct access to the rear gardens. On the upper level are two double bedrooms, both with fitted wardrobe storage, together with a shower room fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with thermostatically controlled shower.



The property further benefits from double glazing, gas central heating, alarm system and solar panels. To the rear are neatly maintained enclosed gardens, mainly laid to lawn with a paved patio area and gateway access to two private parking spaces to the rear of the development. The garden shed is included in the sale.



KEY FEATURES



Modern Two Bedroom End Terrace Villa.



Two Double Bedrooms.



Two Private Parking Spaces.



Superb Open-Plan Kitchen / Dining / Living Area.



Enclosed Rear Garden with Patio.



Solar Panels & Gas Central Heating.



ENERGY RATING: C

COUNCIL TAX: D

GET IN TOUCH



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Ground Floor



First Floor



Total area: approx. 60.7 sq. metres (653.4 sq. feet)

20 Montgomerie View, Seamill



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.