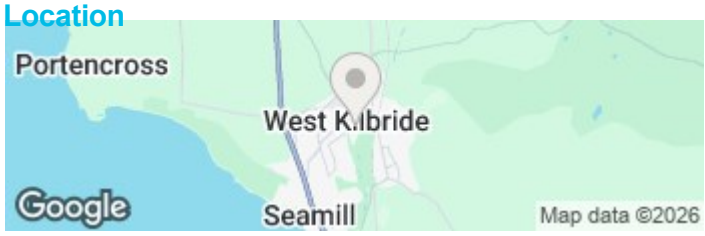
Manse Road

, West Kilbride KA23 9AT

- 2 Double Bedrooms
- Main Door Entrance
- New Boiler Fitted
- Driveway
- Mature Gardens
- Quiet Location

Offers Over £218,000 Freehold

Location



Full description

There are two double bedrooms, including a master bedroom featuring a stylish en-suite shower room.

A dedicated office space provides the perfect work-from-home environment or study area, adding further flexibility to the layout.

One of the standout features of the property is the bespoke staircase leading to a remarkable attic retreat. This versatile upper level offers additional lifestyle space and includes a private sauna, creating the perfect area for relaxation and wellness.

The property also benefits from a traditional wash house outbuilding that has been renovated with a new roof and power to it, could be used for a home office/bar etc.
Externally, the property benefits from its own private driveway providing off-street parking, along with private garden grounds ideal for outdoor entertaining or enjoying the peaceful surroundings.

Early viewing is highly recommended to appreciate the quality, character and unique features this exceptional home has to offer.

West Kilbride boasts many amenities including excellent primary schooling, local shopping facilities and cafe's, also boasting a superb links golf course. Known as 'Craft Town Scotland', West Kilbride offers fine craft studios and galleries, whilst for the outdoor enthusiast there are fabulous coastal walks on its doorstep including the West Kilbride Glen in addition to the West Coast Golf Trail, a haven of romantic seascapes and magnificent golf courses including West Kilbride, Largs, Loans, Prestwick, Royal Troon and Turnberry. For the commuter there is a frequent rail service to Glasgow as well as direct road links to Glasgow International Airport and other major towns in the West of Scotland, making this an ideal base to enjoy family living on the Ayrshire coast.

Hallway

Lounge
17'1" x 12'10"

Kitchen
17'1" x 9'2"

Office space
7'7" x 6'11"

Master bedroom
15'1" x 9'10"

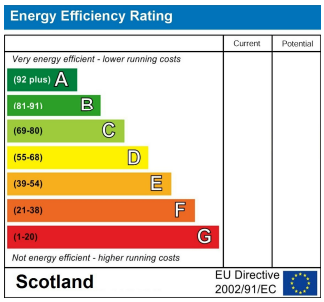
En-suite
7'3" x 6'11"

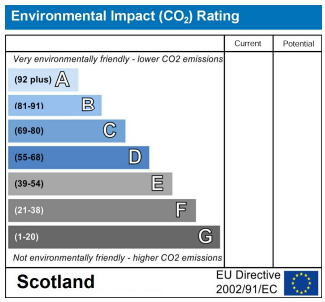
Bedroom 2
15'1" x 7'10"

Bathroom
8'6" x 6'11"

Attic Space
33'10" x 22'4"

Gardens
Fabulously spacious gardens with the old wash house/coal store as an additional outside space that can be enjoyed in all weathers. Private driveway providing off street parking leading to the back gardens, a secret garden gate at the bottom of the garden awaits new explorers.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
Scotland
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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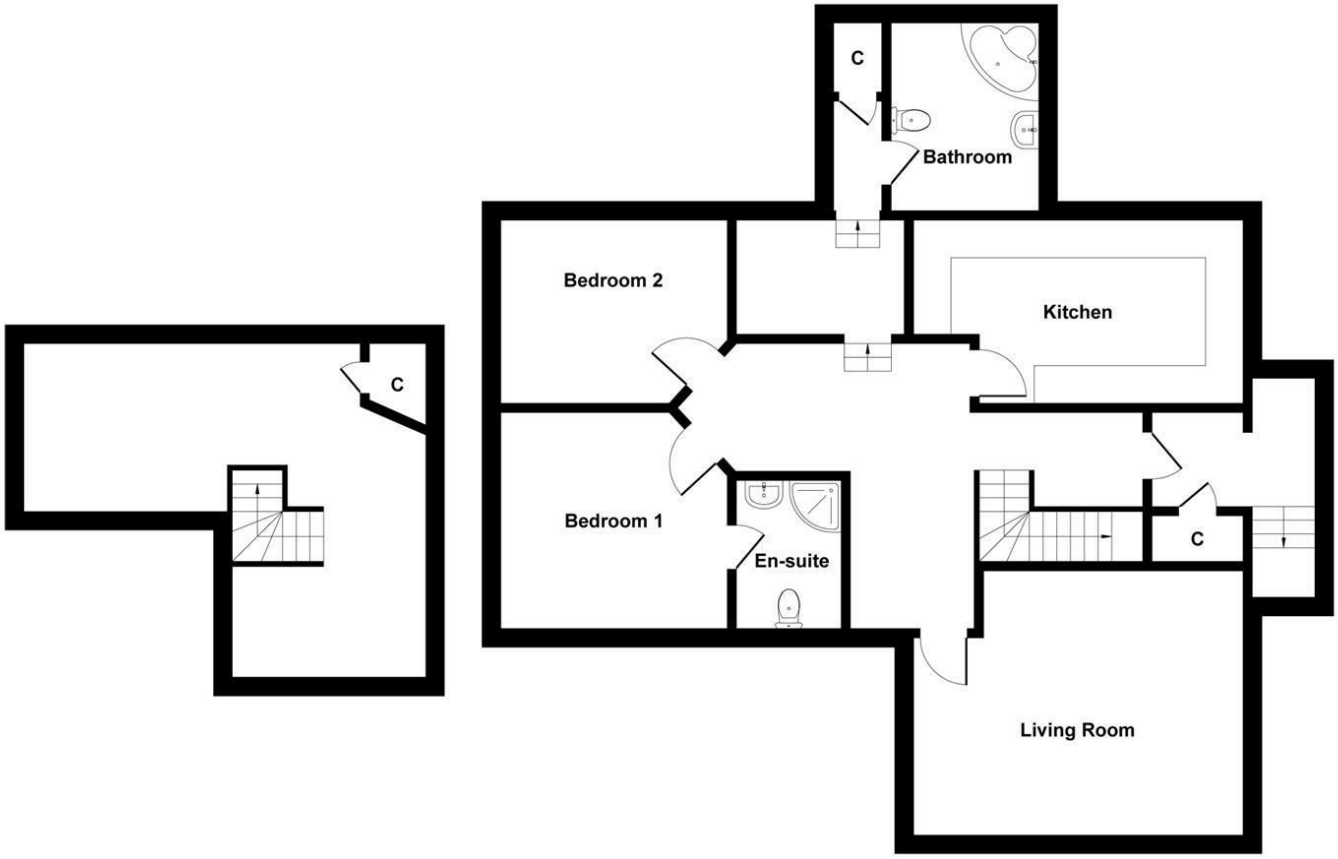
Local Authority **North Ayrshire Council**
Council Tax Band **C**
EPC Rating

5 Manse Road, WK



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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West Kilbride Office

65 Main Street, West Kilbride, KA23 9AW

Contact

01294 313016
info@coastscotland.com
https://www.coastscotland.com/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.