



Overton Crescent , West Kilbride KA23 9HG

- Ground Floor Flat
- Open Plan Kitchen and Dining room with French Doors out to the Back Garden
- Modern Shower Room
- Bright Bay Windowed Lounge
- 3 Double Bedrooms
- Garage

Offers In The Region Of £160,000 Freehold





Location



Lounge

19'4" x 14'5"

Kitchen

11'2" x 10'6"

Dining Room

14'5" x 11'2"

French doors out to back garden.

Bedroom 1

13'1" x 12'2"

Bedroom 2

13'9" x 10'6"

Bedroom 3

10'6" x 8'10"

Shower Room

7'3" x 5'11"

Outside

Beautifully maintained shared gardens with the addition of a much prized garage.





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 CO ₂ 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 CO ₂ emissions		
Scotland		EU Directive 2002/91/EC

Local Authority **North Ayrshire Council**
Council Tax Band **D**
EPC Rating



West Kilbride Office

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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.