



## Meadowfoot Road

, West Kilbride KA23 9BX

- 2 Double Bedrooms
  - Double Garage
- Gas Central Heating
  - Mature Gardens
- Planning permission for additional development
- Close to Public Transport
  - Driveway
  - Lounge/Diner
- Modern Fitted Kitchen
  - Well Presented

**Offers In The Region Of £235,000 Freehold**





## Location

### Full description

At the heart of the home is the bright and spacious lounge/diner, modern fitted kitchen, bathroom and 2 double bedrooms. The attic has an abundance of storage and the current owners received planning permission for a kitchen extension and to develop the attic into more bedrooms and a bathroom, allowing this lovely cottage to grow with you.

\*A rarely available detached bungalow with abundant natural light, generous gardens, and a double garage ready to enjoy now, with approved plans to grow with you. Early viewing recommended. \*

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. **VIEWING:** Strictly by appointment through Coast Estate Agents on 01294 313016 **OFFERS:** All offers should be submitted to Coast Estate Agents at [info@coastscotland.com](mailto:info@coastscotland.com) **INTEREST:** It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

**HAVE A PROPERTY TO SELL?** Call Coast Estate Agents on 01294 313016 and arrange your **FREE** valuation.

**Disclaimer:** Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only.

Dimensions are taken at widest points, and our floor plans are not to scale. Some photographs may have been edited using AI.

### Lounge/Diner

20' x 12'10"

### **Kitchen**

11'6" x 8'2"

### **Bedroom 1**

14'1" x 10'6"

Double bedroom with window to the front of the property.

### **Bedroom 2**

9'6" x 8'10"

Double bedroom with window to the rear of the property.

### **Bathroom**

9'6" x 5'11"

### **Attic Space**

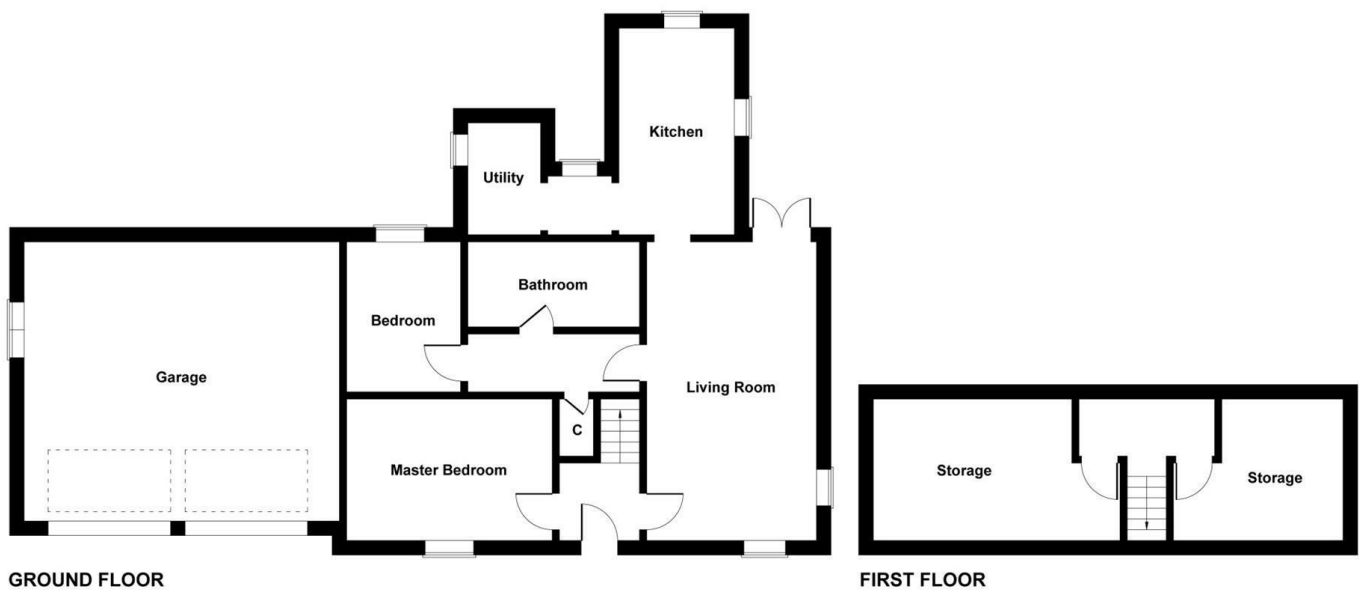
Accessed from the staircase from the hallway, Velux windows to both rooms.



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



### 8 Meadowfoot Road, WK



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

65 Main Street, West Kilbride, KA23  
9AW

#### Contact

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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.