



## Montgomerie View , West Kilbride KA23 9FG

- 3 Double Bedrooms
- Downstairs WC
- Electric Car Charger
- Kitchen/Diner
- Modern Interiors
- Detached Garage
- Driveway
- Enclosed Back Garden
- Master Bedroom En-Suite
- Quiet Location

**Offers In The Region Of £375,000 Freehold**





## Location

### Full description

The ground floor opens into a warm and welcoming entrance hallway that leads to a bright, lounge. This elegant living space features large windows that flood the room with natural light and bifold doors out to the rear garden, creating an inviting atmosphere for relaxation. The modern dining kitchen with integrated appliances and separate utility room. Bifold doors provide direct access from the kitchen to the private rear garden, making it a perfect hub for indoor-outdoor entertaining. A practical and modern downstairs WC completes the lower level accommodation.

Upstairs, the property offers three well-proportioned and tastefully decorated bedrooms. The generous master bedroom serves as a peaceful retreat, complete with built-in wardrobe and a sleek, private en-suite shower room. The second bedroom is another comfortable double overlooking the rear garden, while the third bedroom offers excellent versatility as a child's room, dressing room, or dedicated home office. A stylish family bathroom, featuring a modern three-piece suite with an overhead shower and elegant tiling, serves the upper floor. The attic is partially floored, integral fitted ladder and lighting.

Externally, the property is laid to a front lawn and a generous mono-bloc driveway to the side, which provides off-street parking for vehicles. Detached garage equipped with power and light, offering secure parking or excellent additional workshop space. The private, fully enclosed rear garden is low maintenance with a mix of stone chips and paved slabs with a wooden decking to the immediate rear of the property. The property was freshly painted recently.

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.

**Lounge**

19'8" x 10'10"

**Dining Kitchen**

19'8" x 12'2"

**Utility Room**

6'7" x 4'7"

**Downstairs WC**

6'7" x 5'7"

**Master bedroom**

14'5" x 12'2"

**En-Suite**

9'6" x 5'3"

**Bedroom 2**

11'2" x 9'10"

**Bedroom 3**

11'2" x 9'10"

**Family Bathroom**

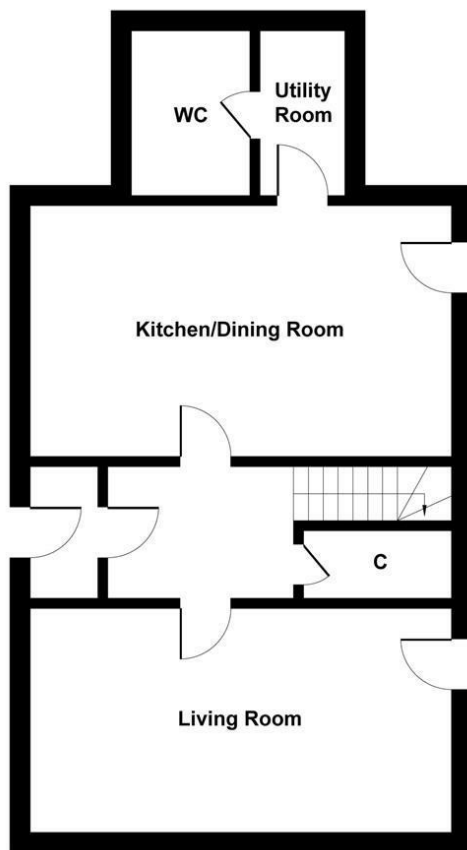
9'2" x 5'7"



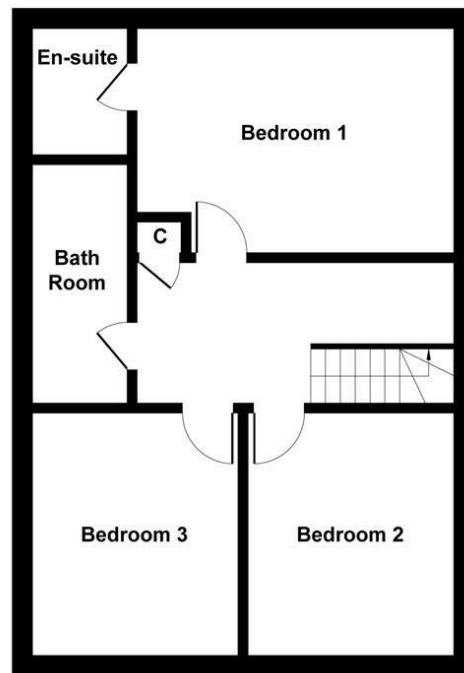
Local Authority  
Council Tax Band F  
EPC Rating B



## 62 Montgomerie View, WK



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

### West Kilbride Office

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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.