



KIRKLAND HOUSE, ARDROSSAN

 6 BED  2 BATH  3 PUBLIC



Occupying a fabulous elevated site within walled garden grounds that offer panoramic views of the surrounding countryside and to the Firth of Clyde and Arran in the west, Kirkland House is a stunning traditional blonde sandstone detached villa extending to more than three thousand five hundred square feet. The property is presented in excellent internal and external order retaining many original features and comprises twelve principal apartments set over two levels. In addition to the garden grounds the property has approximately three acres of land immediately to the south and west making this an ideal home for clients with an equestrian interest. Kirkland House lies less than two miles to the south of the craft town of West Kilbride which has a main line train station with a regular direct service to Glasgow and Largs.

In more detail the accommodation on offer comprises an entrance vestibule which opens to a broad reception hallway with access to fully tiled three piece shower room. The reception hall leads to a beautiful formal living room with real fire and a bay window that affords uninterrupted views over the surrounding fields to the Firth of Clyde and Arran in the west. There is a sitting room adjacent to the lounge with a woodburning stove and excellent views. The reception hall also opens to a spacious dining room which currently features a real fire and a dining table suitable for twelve guests. The kitchen is accessed from the rear of the reception hall and is fitted with a range of shaker style wall and base units with integrated dishwasher and four oven Aga range cooker. To the rear of the kitchen is a scullery with extensive storage that leads to a utility/mud room with two Belfast sinks and doorway access to the rear gardens. A stairway from the kitchen leads to a sixth bedroom with WC/ cloakroom which was originally servants accommodation. A broad stairway from the reception hall leads to the upper landing which features four double bedrooms and a study/ single bedroom. The master and guest bedrooms to the front have panoramic elevated country and Clyde/Arran views. The family bathroom is located on the first floor and is fitted with a three piece suite to include WC, wash hand basin and bath with mixer shower. The bathroom features original Vitralite wall tiles.

In addition to the above the property has extensive loft storage, double glazing, oil fired central heating, landscaped garden grounds and extensive driveway parking with a gated entrance. A gate on the west boundary gives access to approximately three acres of paddock, ideal for families with horses.



KEY FEATURES



Stunning traditional blonde sandstone detached villa



Landscaped garden grounds



Less than two miles to the south of the craft town of West Kilbride



6 Bedrooms



Driveway parking



Gated entrance



ENERGY RATING: G

COUNCIL TAX: F

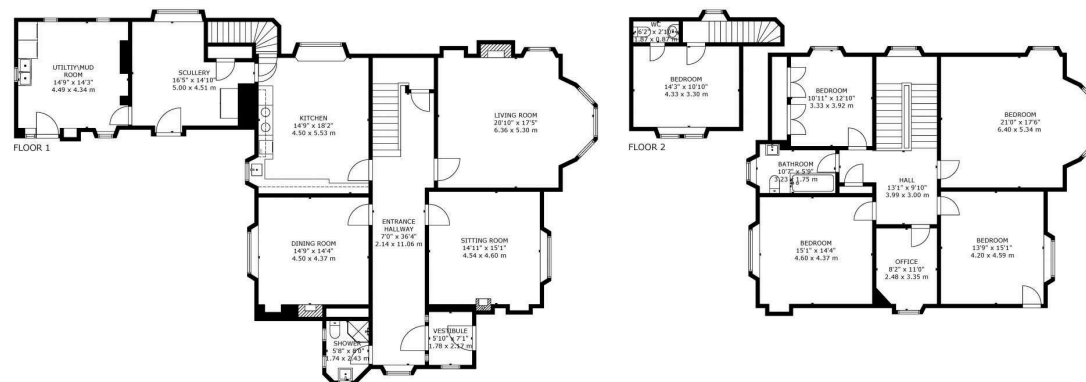
GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

 www.taggproperty.com

 01475 674628

 Home@taggproperty.com



GROSS INTERNAL AREA
TOTAL: 308 m²/3,312 sq.ft.
FLOOR 1: 184 m²/1,977 sq.ft. FLOOR 2: 124 m²/1,335 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.