



# Semi-detached House

30 Hauplands Way, West Kilbride, KA23 9GB



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# 30 Hauplands Way

Taylor and Henderson are delighted to bring to the market this rarely available semi detached villa which is situated within residential area boasting views over the village to the Isle of Arran and beyond from the rear of the property.

The accommodation on offer comprises entrance hall, wc, lounge open to dining area which has French doors leading to the rear garden, fitted dining kitchen with integrated appliances and door giving access to the rear garden also. Upstairs boasts master bedroom with en-suite shower room and mirrored wardrobes, double bedroom with mirrored wardrobes, single bedroom and bathroom.

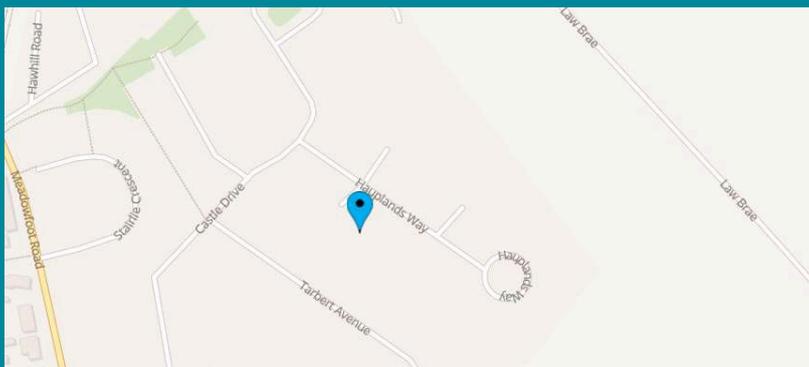
The property also benefits from gas central heating, double glazing and generous storage space to include loft space. The garden to the front is laid in lawn with mature shrubs and plants. There is a driveway providing off street parking for several vehicles and leads to the detached garage. The tiered rear garden offers views over to Isle of Arran and beyond, there is a patio area which leads down to a decorative chipped area, the next tier has a lawn and the bottom is an attractive array of mature plants, bushes and shrubs. Decorative sleepers separate each area.

The coastal village of West Kilbride and nearby Seamill offer a variety of local amenities including primary school, train station, golf course, beach and the popular Seamill Hydro provides restaurants and leisure facilities and is also well located for road and rail links to Glasgow City Centre and all West motorway network, thus providing ease of travel throughout West Central Scotland.

## Measurements

Reception Hallway	
Lounge	12'9 ext 15'6 x 12'3
Dining Room	11'8 x 9'9
Dining Kitchen	14'7 x 9'9
Bedroom 1	11'9 x 10' ext 11'6
Ensuite	9'9 x 2'9
Bedroom 2	12'3 x 9'5
Bedroom 3	8'5 x 7'3
Bathroom	7'3 x 6'
WC	6'2 x 3'

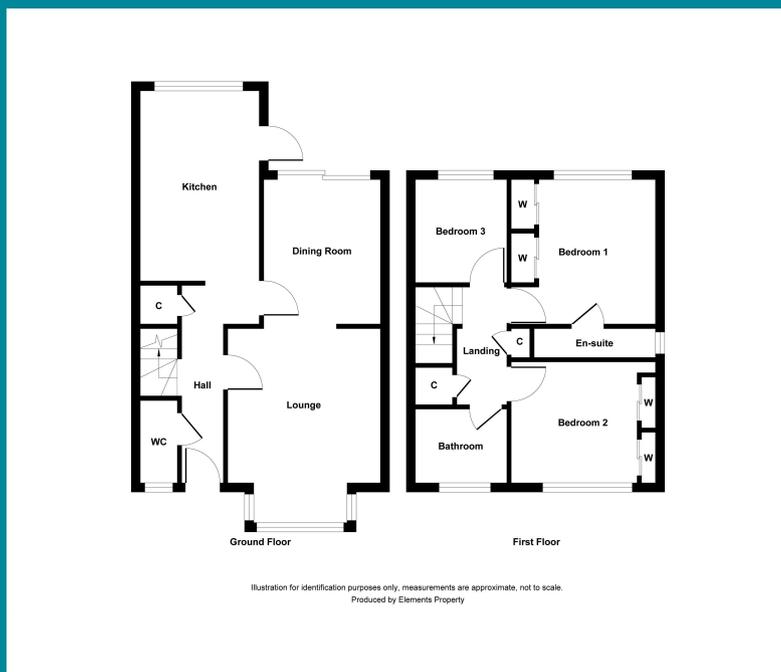




Viewing  
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