



## Orchard Street , West Kilbride KA23 9AG

- 2 Double Bedrooms
- Contemporary Shower Room
- Modern Fitted Kitchen
  - Shared Gardens
  - Walk-In Condition
- Bay Windowed Lounge
  - Ground Floor Flat
  - Period Property
    - Utility Room
    - Well Presented

**Offers In The Region Of £120,000 Freehold**





## Location

### Full description

The property offers a bright and spacious living area, tastefully decorated to a high standard, with contemporary finishes throughout. Both bedrooms are generously sized, providing comfortable accommodation ideal for professionals, couples, or small families.

The modern kitchen is thoughtfully designed with ample storage and workspace, complemented by the added convenience of a separate utility room. The front garden is private and South facing whilst the back garden and drying areas are shared. Additional benefits include gas central heating, double glazing, and a highly desirable ground floor position for easy access.

Situated in a sought-after location, this attractive property combines traditional charm with modern living and outdoor space, making it a superb opportunity for a range of buyers.

\* We recommend early viewing to appreciate all this immaculate home has to offer \*

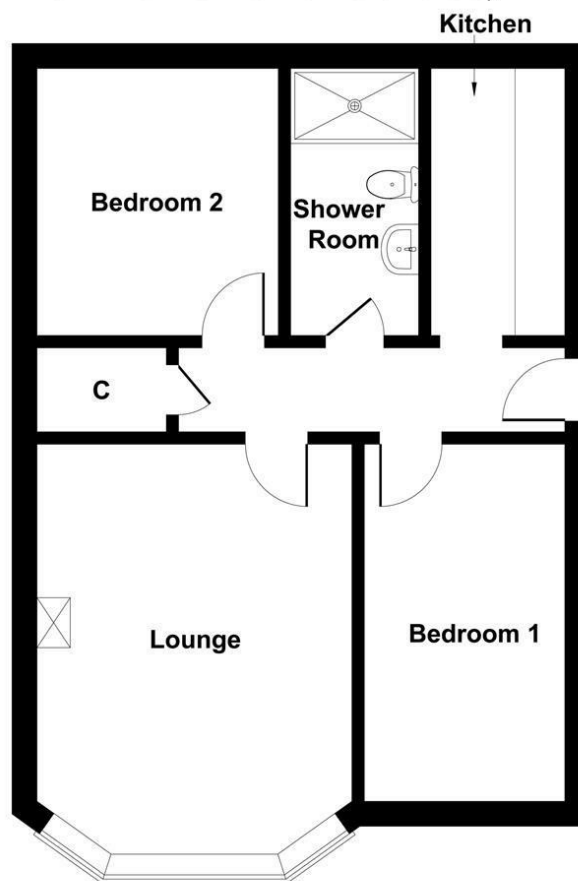
West Kilbride boasts many amenities including excellent primary schooling, local shopping facilities and cafe's, also boasting a superb links golf course. Known as 'Craft Town Scotland', West Kilbride offers fine craft studios and galleries, whilst for the outdoor enthusiast there are fabulous coastal 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.



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



## 23A Orchard Street, WK



Not to Scale. Produced by The Plan Portal 2026  
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### 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.