



Hillside

, West Kilbride KA23 9NZ

- 4 Double Bedrooms
 - Garden Room
- Master Bedroom En-Suite
- Monoblock Driveway
 - Quiet Location
- Enclosed Back Garden
 - Integral Garage
 - Modern Interiors
- Open Plan Kitchen/Breakfast/Sitting Room
 - Walk-In Condition

Offers In The Region Of £325,000 Freehold





Location

Full description

Upon entering the home, a welcoming reception hallway leads to a bright and comfortable front-facing lounge, ideal for relaxing or entertaining.

To the rear of the property lies the heart of the home - a large open-plan kitchen, dining and sitting room. This impressive space offers an excellent layout for both everyday living and hosting, with ample room for dining and informal seating, and direct access to the rear garden. The ground floor further benefits from a convenient downstairs WC/utility, useful storage.

On the upper level, the property offers four well-proportioned bedrooms. The principal bedroom features a convenient en-suite shower room, while bedroom two also benefits from its own en-suite. Two further bedrooms provide flexible accommodation for family members, guests, or home working, and are served by a modern family bathroom.

Externally, the property enjoys a private enclosed rear garden, thoughtfully designed for both relaxation and entertaining. The garden features a well-maintained lawn, decking areas ideal for outdoor dining, and a superb garden room, perfect as an additional leisure space and place to entertain. To the front, there is a monoblock driveway allowing for off street parking and access with up and over door to the integral garage.

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.

Hallway

Lounge

17'5" x 11'10"

Kitchen/Dining/Sitting room

26'7" x 13'9"

Utility/wc

6'7" x 6'3"

Master Bedroom

15'9" x 11'10"

En-suite

5'11" x 5'11"

Bedroom 2

15'5" x 11'2"

En-suite

5'7" x 5'3"

Bedroom 3

10'6" x 8'6"

Bedroom 4

9'10" x 8'2"

Family bathroom

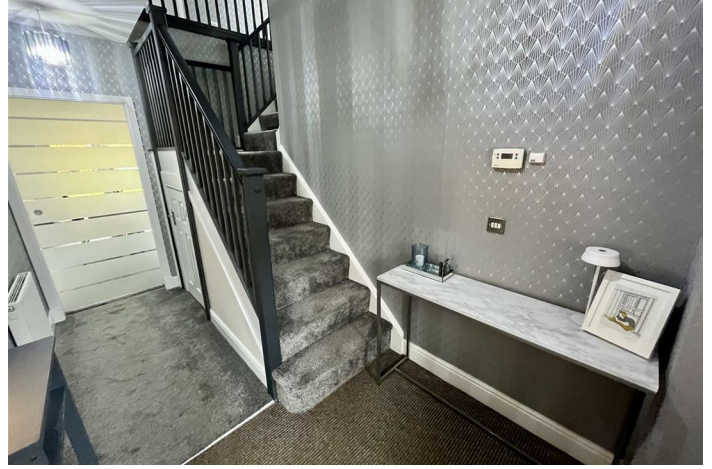
Outside

The rear enclosed garden is laid to mainly lawn with wooden decked areas to the immediate rear of the property and rear of the garden. Excellent place to entertain guest with the French doors leading into the

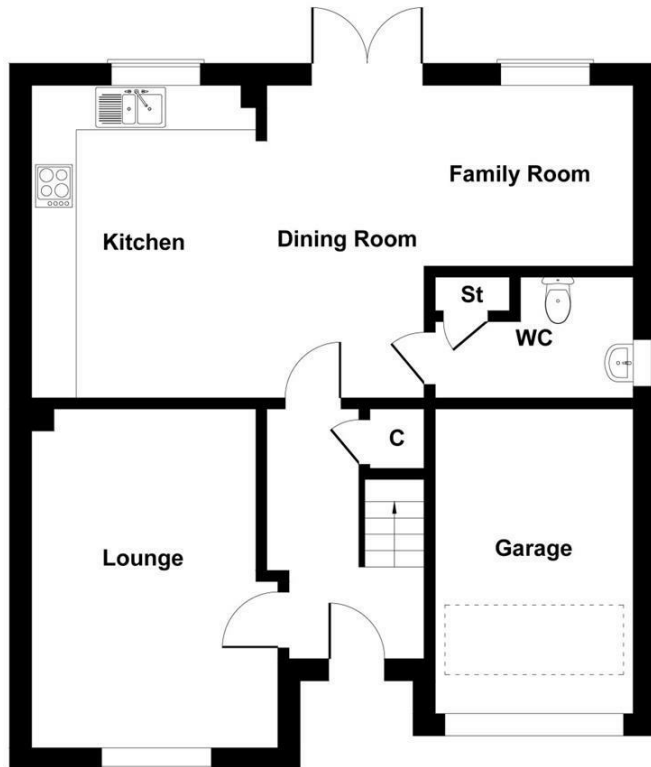
open plan dining kitchen. Garden room to the rear of the garden. The front of the property is laid to lawn and a monoblock driveway allowing for cars to park off street. Garage with up and over door. The property benefits from being located on the quiet cul de sac street of Hillside allowing for plenty of parking for guests.



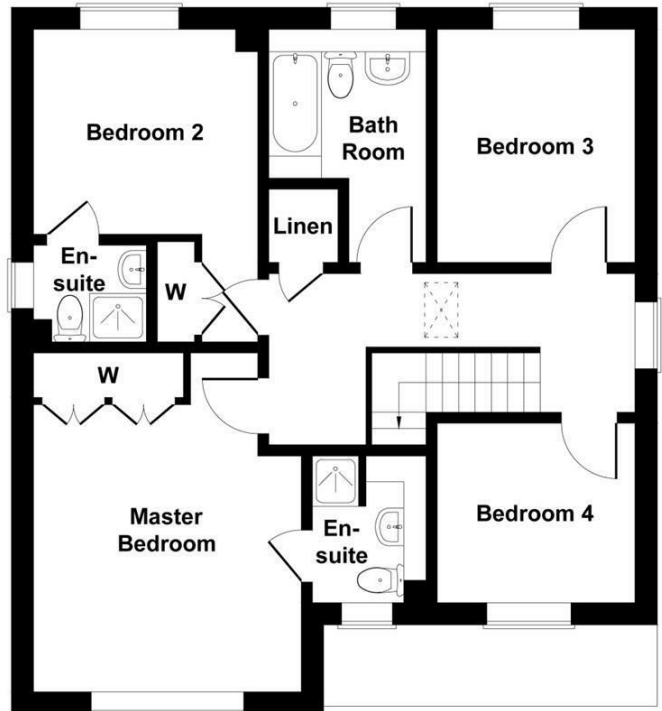
Local Authority
Council Tax Band F
EPC Rating B



23 Hillside West Kilbride



GROUND FLOOR



FIRST FLOOR

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

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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.