



Merlewood Road

, West Kilbride KA23 9HR

- 2 Double Bedrooms
- Charming Property
 - Fitted Kitchen
 - Mature Gardens
 - Shower Room
- Bay Windowed Lounge
 - Driveway
 - Lounge/Diner
- Second Sitting Room
 - Walk-In Condition

Offers In The Region Of £265,000 Freehold





Location

Full description

Meticulously maintained by the current owners, the property boasts a bright and welcoming interior with a wonderful sense of space throughout. The accommodation comprises two generous double bedrooms and two versatile reception rooms, allowing flexibility for modern living, whether as separate lounge and dining rooms, a family room, home office, or additional guest/bedroom space. The home benefits from a well-planned layout, with spacious rooms, excellent natural light, and tasteful decor throughout, making it ready for immediate occupation with no work required.

Externally, the property is equally impressive. A large driveway provides ample off-street parking, while the beautiful mature gardens offer an attractive and private outdoor setting, featuring established planting, lawns, and delightful areas in which to relax and enjoy the surroundings. Located in a sought-after residential area close to Seamill's stunning coastline, local amenities, and transport links, this exceptional bungalow will appeal to a wide range of buyers seeking comfortable single-level living in a picturesque location.

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 **INTEREST:** It is important your solicitor notifies this office of your

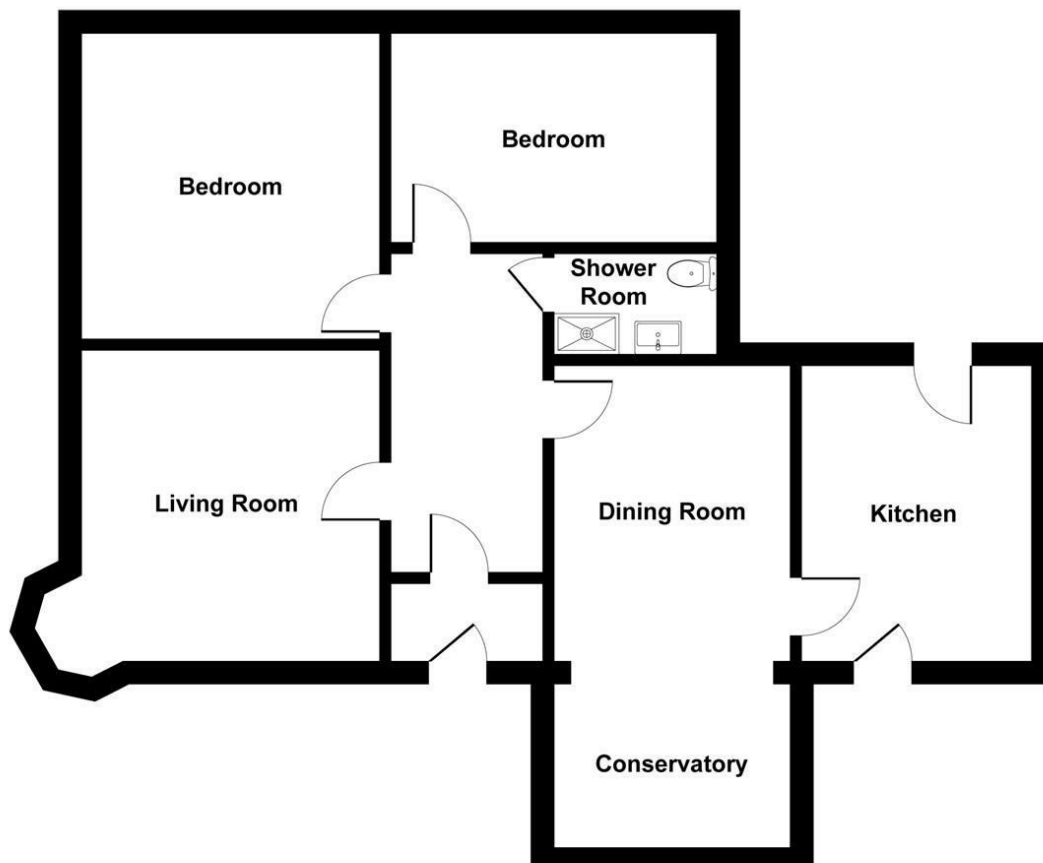
interest otherwise this property may be sold prior to your knowledge. **HAVE A PROPERTY TO SELL?** Call Coast Estate Agents on 01294 313016 and arrange your **FREE** valuation. Disclaimer: Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only. Dimensions are taken at widest points, and our floor plans are not to scale. Some photographs may have been edited using AI.



Local Authority
Council Tax Band D
EPC Rating



1 Merlewood Road, Seamill Wk



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

West Kilbride Office

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9AW

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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.