

Faulds Wynd

Seamill, West Kilbride KA23 9FA

- Spacious and Flexible Family Home
- Home Office/Snug or Play Room
- Downstairs WC and Utility Room
- Master Bedroom with En-Suite
- 4 Double Bedrooms
- Separate Dining Room leading to Conservatory
- Conservatory Overlooking the Back Garden
- Monoblock Driveway leading to Integrated Garage

Offers In The Region Of £425,000 Freehold





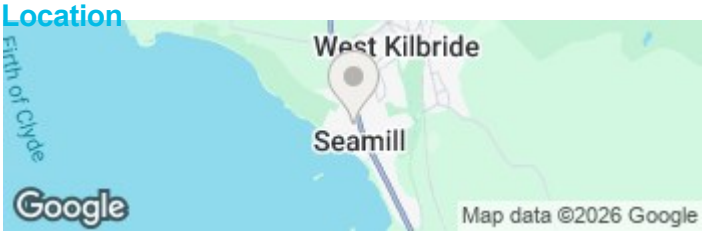








Location



Lounge
17'5" x 12'2"

Dining Room
13'1" x 12'2"
French doors into the lounge and sliding patio door out to the conservatory.
Door into kitchen.

Kitchen
14'5" x 10'2"

Conservatory
12'2" x 8'6"

Downstairs Bedroom 5/Home Office
18'4" x 9'10"

WC
4'11" x 4'7"

Utility Room
8'10" x 6'3"

Master Bedroom
13'9" x 13'5"

En-Suite
9'6" x 4'11"

Bedroom 2
12'6" x 12'2"

Bedroom 3
12'2" x 8'10"

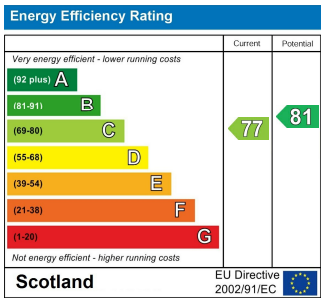
Bedroom 4
12'6" x 8'6"

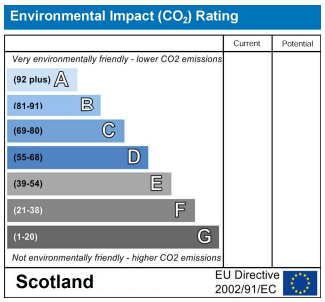
Family Bathroom
8'2" x 6'7"

Integrated Garage
18'8" x 8'10"






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
81
Scotland
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
Scotland
EU Directive 2002/91/EC



Local Authority **North Ayrshire Council**
Council Tax Band **G**
EPC Rating **C**





10 Faulds Wynd, Seamill



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.