



Montgomerie View

Seamill, West Kilbride KA23 9FF

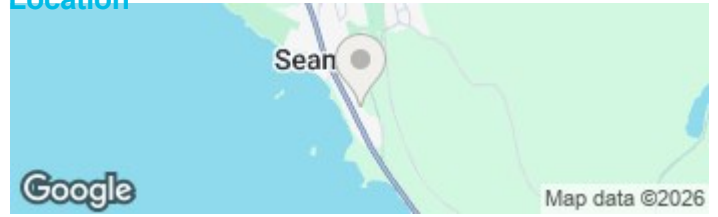
- Charming Detached Bungalow
 - 2 Double Bedrooms
- Low Maintenance Back Garden
 - Beautifully Presented
- Open Plan Breakfasting Kitchen and Lounge
 - Mono-Block Driveway
 - Quiet and popular Location
 - Walking Distance to Seamill beach

Offers In The Region Of £295,000 Freehold





Location



Lounge

20'8" x 11'2"

Kitchen

17'9" x 8'6"

Integrated fridge, freezer and dishwasher.

Bedroom 1

14'5" x 10'2"

Door leading to dressing room

Dressing Room

6'11" x 6'3"

Window to the rear of the property.

Bedroom 2

12'2" x 7'7"

Bathroom

10'10" x 5'7"

Outside

Monoblock driveway to the front of the property allowing for off street parking for vehicles.

The rear garden is low maintenance laid to patio slabs and astroturf.



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		
Scotland		EU Directive 2002/91/EC

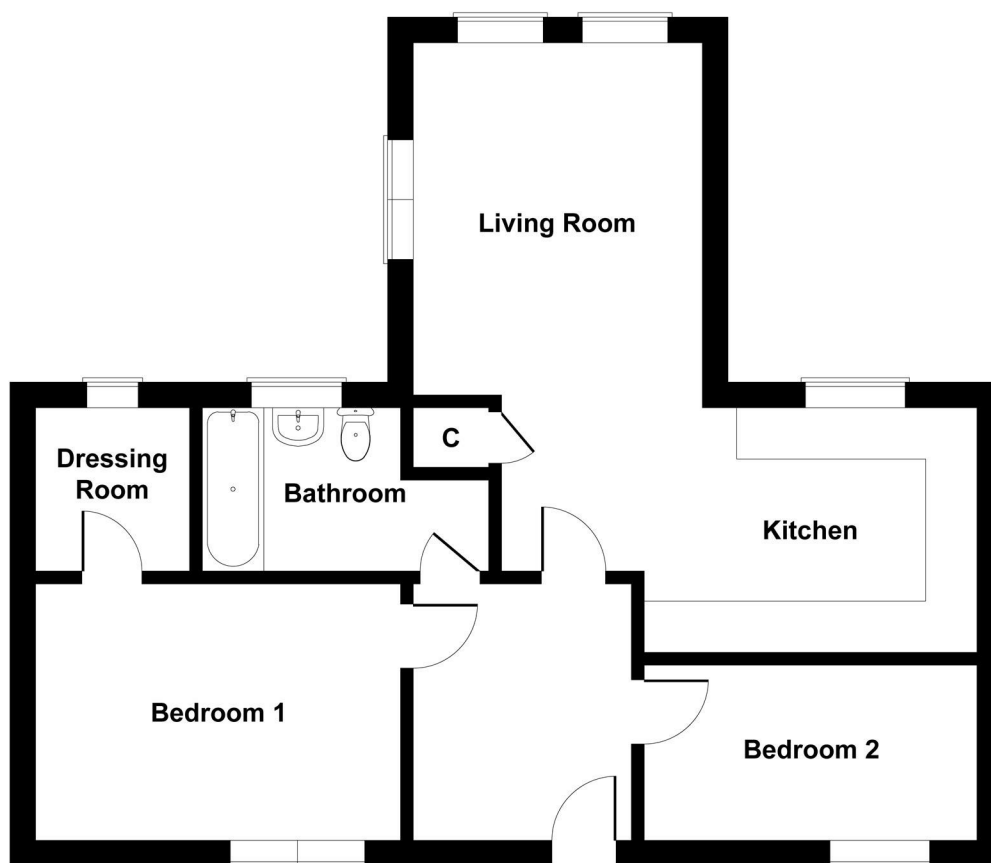
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC



Local Authority **North Ayrshire Council**
Council Tax Band **E**
EPC Rating **B**



39 Montgomerie View, WK



Not to Scale. Produced by The Plan Portal 2026
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West Kilbride Office

65 Main Street, West Kilbride, KA23
9AW

Contact

01294 313016
info@coastscotland.com
<https://www.coastscotland.com/>

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.