



## Montgomerie View

Seamill, West Kilbride KA23 9FG

- 3 Bedrooms
- Downstairs WC
- Open Plan Breakfasting Kitchen/Dining/Sitting Room
- Solar panels
- Walk-In Condition
- Detached Garage
- Master Bedroom En-Suite
- Quiet Location
- Utility Room
- Well Presented

**Offers Over £350,000 Freehold**





## Location

### Full description

The property boasts three well-proportioned bedrooms, including a master bedroom with a stylish en-suite shower room and built in wardrobes. The remaining bedrooms are ideal for children, guests, or a home office, the upper landing is completed by a modern family bathroom. The property also benefits from solar panels fitted to the roof.

Externally, the home continues to impress with a private rear garden and a versatile garden room, perfect for use as a home office, gym, studio or entertainment space. A detached garage provides secure parking and additional storage, complemented by off-road parking.

Set within a desirable and convenient location, the property benefits from excellent access to local amenities, reputable schools, transport links and green spaces - making it an ideal place to call home.

This superb home combines contemporary living with practical features in a location that is always in demand. Early viewing is highly recommended.

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](mailto: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.

### Lounge

19'8" x 12'6"

### Kitchen

13'5" x 13'1"

### Dining Area

13'5" x 10'6"

### WC/Utility Space

6'3" x 5'11"

### Master Bedroom

12'6" x 11'2"

### En-Suite

### Bedroom 2

13'1" x 10'10"

### Bedroom 3

8'6" x 7'10"

### Family Bathroom

8'6" x 7'3"

### Garden Room

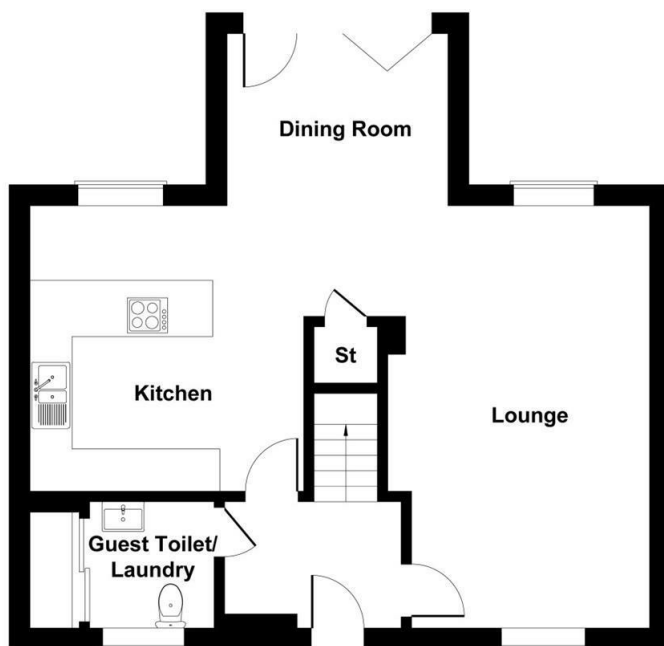
### Outside



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



## 67 Montgomerie View, West Kilbride



**GROUND FLOOR**



**FIRST FLOOR**

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

### West Kilbride Office

65 Main Street, West Kilbride, KA23  
9AW

### Contact

01294 313016  
info@coastscotland.com  
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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.