



## Kilruskin Drive , West Kilbride KA23 9JA

- 4 Bedrooms
- Modern Fitted Kitchen
  - Extensive Gardens
    - Modern kitchen
- Flexible accommodation
- Driveway with Detached Garage
- Downstairs WC and Utility room
- Master Bedroom with En-Suite
  - Views over West Kilbride
  - Extensive gardens

**Offers In The Region Of £350,000 Freehold**





## Location

### Lounge

17'9" x 11'10"

### Kitchen

22'4" x 11'6"

### Dining Room

9'10" x 9'10"

### Utility Space

9'6" x 6'11"

### Sun Room

14'9" x 9'6"

### Bedroom 4/Home Office

13'9" x 9'6"

Located downstairs

### Downstairs WC

5'11" x 4'3"

### Hallway

### Master Bedroom

14'9" x 9'10"

### En-Suite

9'10" x 5'11"

### Family Bathroom

9'2" x 6'11"

### Bedroom 2

11'2" x 9'6"

### Bedroom 3

11'10" x 8'6"





Local Authority **North Ayrshire**  
Council Tax Band **F**  
EPC Rating **D**



### West Kilbride Office

65 Main Street, West Kilbride, KA23  
9AW

### Contact

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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.