



St. Brides Road , West Kilbride KA23 9BQ

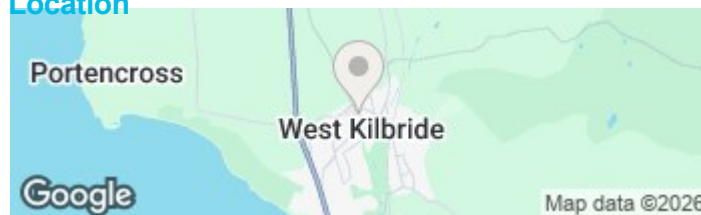
- 4 Bedrooms
- Charming Property
 - Driveway
- Gas Central Heating
- Spacious Accommodation
- Attic Storage
- Downstairs WC
 - En suite
- Second Sitting Room
- Utility Room

Offers Over £280,000 Freehold





Location



Full description

The Perfect Setup for Busy Family Life Step inside this deceptively large family villa and discover a home designed to adapt to your lifestyle. The welcoming entrance hallway guides you into a bright, generous front lounge-ideal for cosy family movie nights. Towards the rear, the ground floor flows into a second independent sitting room and a formal dining space, both featuring patio doors that slide open directly to the garden. Whether you need a dedicated children's playroom, a quiet teenage hangout, or an expansive entertaining zone, this ground-floor configuration offers it all. The practical, family-sized kitchen is supported by a separate utility room to keep laundry out of sight, complete with direct outdoor access to easily hang washing or clean up after muddy outdoor adventures.

Flexible Bedroom Layouts & Future Potential With four substantial double bedrooms spread across two floors, this property is perfect for multi-generational living or families wanting flexible space. The ground floor features two bedrooms (including one with a private en-suite) alongside a main family bathroom. Upstairs, you will find two further large double bedrooms and an additional WC to handle the morning rush.

Need even more space? The vast, fully floored loft comes equipped with massive potential, standing ready for a straightforward conversion into a sprawling master suite, a home cinema, or a dedicated games room as your kids grow.

Safe Outdoors & Practical Parking The outdoor areas are built with security and low maintenance in mind. The rear garden features clean monoblock paving enclosed by a secure gate, creating a safe, worry-free environment for young children to play outside or ride scooters. The side garden offers a classic green lawn with a slabbed patio path, while the neat front garden is beautifully bordered by mature trees and shrubs. A long driveway provides ample off-street parking, leading to a detached garage at the rear for extra storage or vehicle security.

An Unbeatable Location Location is everything for a growing family. This home sits just a short walk from the highly regarded West Kilbride Nursery and Primary School, making the morning school run completely effortless. Excellent local transport links are right on your doorstep, connecting you easily to neighbouring towns and city commuting paths.

West Kilbride boasts many amenities including excellent primary schooling, local shopping facilities and a superb links golf course. Also 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 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 A 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 of our photos have been enhanced by AI.

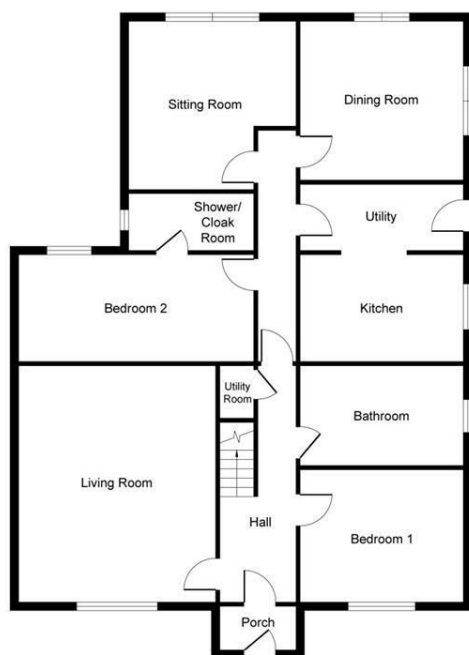


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

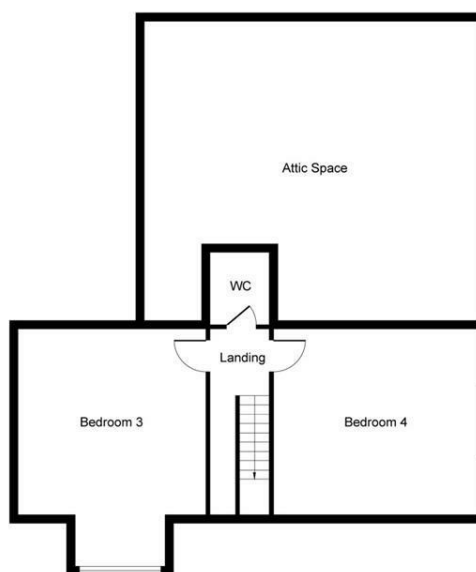
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC



Local Authority
Council Tax Band D
EPC Rating



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.