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CROSBIE TOWERS, WEST KILBRIDE, NORTH AYRSHIRE, KA23 9PJ

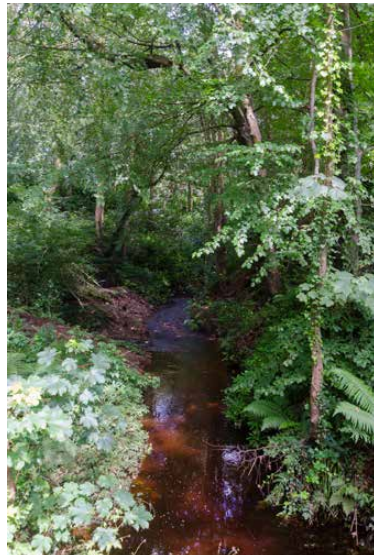
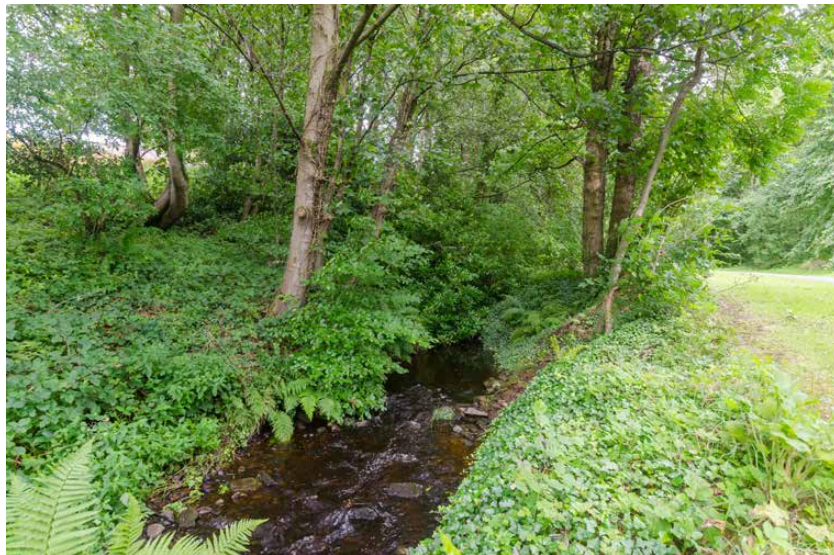
# WEST KILBRIDE

NORTH AYRSHIRE, K423 9PJ

This fantastic development is positioned in a sought after area in West Kilbride. West Kilbride and neighbouring Seamill are pretty villages, located between Ardrossan and Largs on the Clyde coast. The views from both villages encompass the entire Clyde Estuary including the Sound of Bute, the Isle of Arran with Goat Fell and Holy Island. In a recent, community inspired development, West Kilbride has been designated Scotland's first craft town. In late Victorian times, Seamill became popular as a summer resort with The Hydropathic (now renowned as the Seamill Hydro Hotel) enabling visitors to enjoy restorative water cures. The Seamill Hydro Hotel is a recognised conference centre and North Ayrshire's leading venue for wedding receptions.

Long popular with the affluent retired, the area has recently seen some high quality new residential development and is attracting an increasing number of younger families and commuters. West Kilbride has a railway station with direct, commuter services to Largs, Greenock and Glasgow Central Station, with a journey time of under an hour to the city. Local schooling is available in West Kilbride with additional secondary schooling in Largs and Ardrossan. Private schooling is available at Wellington School in Ayr which offers co-education from the ages of three to eighteen, or in Glasgow.

Ayrshire is famous worldwide for golf with world-class championship courses at Turnberry, Royal Troon and Prestwick, all of which have hosted the British Open. The West Kilbride Golf Club is a championship links course which was founded in 1893. The course is 6452 yards long and was designed by "Old" Tom Morris. Despite its name, it is located in Seamill. There is excellent sailing in the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. There are also good opportunities for field sports including horse riding, shooting and fishing.



# 4 CRAUFURD COURT

WEST KILBRIDE, NORTH Ayrshire, KA23 9PJ

Part Exchange Available. Situated within an exclusive residential park home development, Crosbie Towers, is this stunning two bedroom park home. This exclusive residential park home development is perfectly positioned in lovely grounds with a great setting and stunning views.

Inside this home, you will find light-filled and spacious accommodation and an inspired layout all on the one level. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Once inside, the discerning purchaser(s) will be greeted with a first-class specification. A bright and airy lounge is well proportioned and is the perfect ambience in which to unwind in. The dining kitchen is flooded with natural light and has been professionally fitted to include a good range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient work-space. It comes complete with a host of integrated appliances. The dining area is popular when hosting dinner parties for friends and family - and the chef is never too far away from the party. An additional lounge has been added and is accessed via the kitchen. This zone will be popular with all members of the family and provides an interesting outlook. The clear, crisp and contemporary styling continues into the two bedrooms. Both of the bedrooms have ample space accentuated by the built-in wardrobes providing excellent storage. One of the bedrooms is further complemented with an impressive ensuite and dressing room. A contemporary bathroom suite completes the impressive accommodation internally.

Externally there are well-tended gardens with a driveway providing off-road parking. Many a summer's days will be spent on the decking enjoying the peace and quiet.

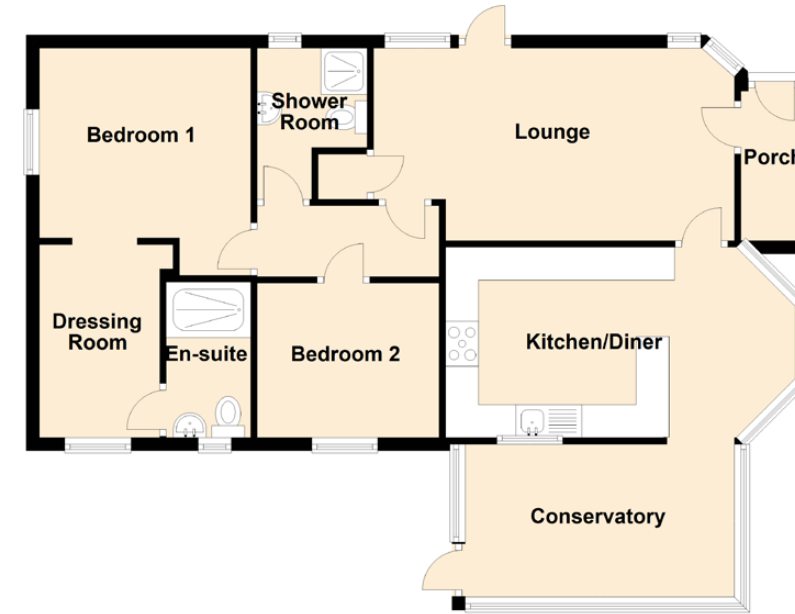




# BEDROOMS & BATHROOMS



# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.48m (18') x 2.92m (9'7")
Kitchen/Diner	5.10m (16'9") x 2.91m (9'7")
Bedroom 1	3.45m (11'4") x 3.21m (10'6")
En-suite	2.36m (7'9") x 1.28m (4'2")
Dressing Room	2.89m (9'6") x 1.73m (5'8")
Bedroom 2	2.70m (8'10") x 2.40m (7'10")
Shower Room	2.29m (7'6") x 1.67m (5'6")
Conservatory	3.86m (12'8") x 2.32m (7'7")
Porch	2.27m (7'5") x 0.98m (3'3")

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.

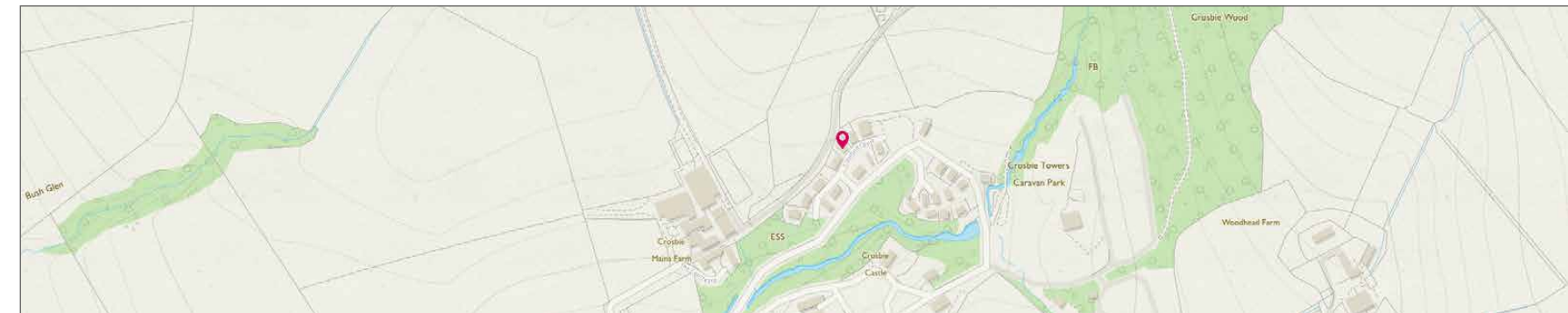


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