



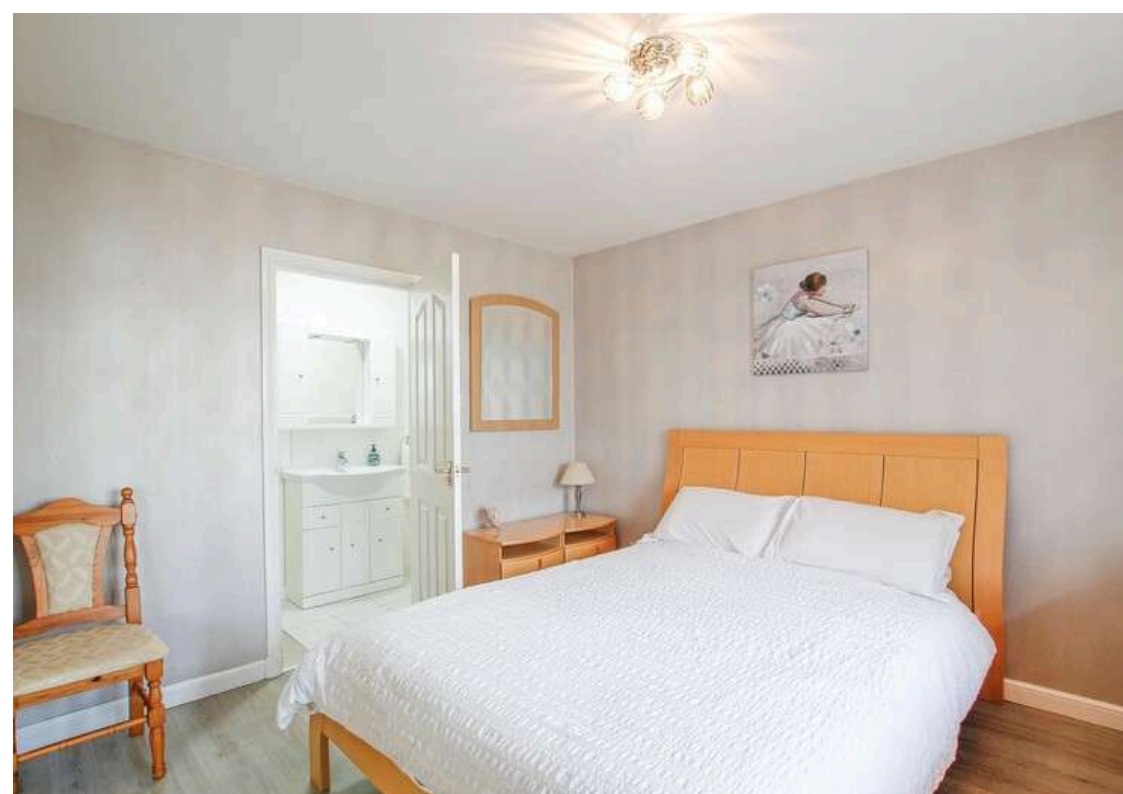
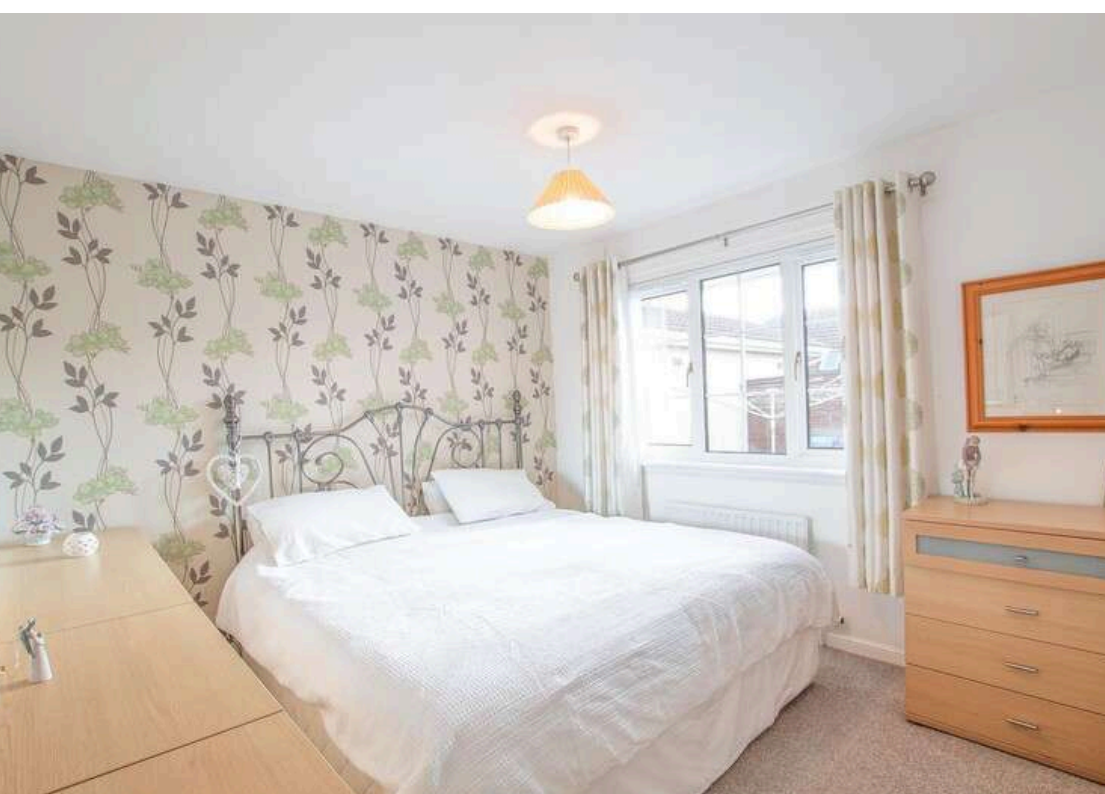
Detached House

29 Faulds Wynd, WEST KILBRIDE, KA23 9FA  
Offers Over £335,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ





# MACTAGGART & Co

## SITUATION

Located in this desirable modern development close to the beach, in the sought after village of Seamill and presented in excellent internal order, 29 Faulds Wynd is a detached bungalow with on-the-level accommodation which will hold appeal for a wide range of clients. The property is well placed for ease of access to West Kilbride village with its local shops, amenities and the local train station provides access to Glasgow City Centre within an hour. For golfers, the nearby 18-hole West Kilbride Golf Course, designed by Tom Morris, remains one of Ayrshire's finest links courses and offers spectacular views over Arran. There are a number of great restaurants/hotels nearby and the Seamill Hydro Hotel features a Hydro Spa & Leisure facility.

The property is currently laid out to form a large lounge/dining room, recently fitted dining kitchen, utility room, TV/family room, conservatory, family bathroom and two bedrooms, master with ensuite. In more detail, the property is entered via the side through an inner porch which opens onto a generous hall with two storage cupboards and ladder access to partially floored loft. The flexible internal accommodation comprises a well-proportioned front facing formal 'L' shaped open plan lounge/dining area which is an excellent space for entertaining. The stunning, bright, modern dining kitchen has been recently fitted to include a range of wall and base units, white worktops and splash backs and generous large soft-close drawer storage. The integrated appliances include an oven, induction hob and chimney hood, a full height fridge/freezer, dishwasher and additional under worktop freezer.

There is access from the kitchen to the utility room which houses the boiler and the washing machine and tumble dryer which are concealed behind additional base units. There is also a storage cupboard and an external door giving access to the side of the property leading to the drying area and rear gardens. Leading off the hall, the 3 piece family bathroom is fitted with a wc, bath, wash hand basin with vanity unit under and a mirror storage unit with down lighters above.

The bath has an over-bath thermostatic shower with shower screen. There are two bedrooms both to the rear of the property and both featuring large fitted wardrobe storage. The master bedroom has an ensuite shower room which is equipped with a large shower cubicle with thermostatic shower, a heated towel rail, a wash hand basin with vanity unit under and mirror storage unit with down lighters above. The third bedroom, also to the rear is currently utilised as a TV/Family Room and benefits from the addition of a bright conservatory which is accessed through sliding doors and has views of the garden, French doors lead outside giving access to a patio area and the rear gardens. In addition the property has gas central heating, double glazing, an alarm system and externally there is a generous monobloc driveway with ample room for parking. The property has front and rear gardens laid to lawn with planting to include mature shrubs and trees. The rear gardens have a preferred south west facing aspect and feature a useful garden shed, drying area and patio.

## Room Dimensions

### Lounge/Dining

6.91 m x 4.98 m / 22'8" x 16'4"

### Kitchen

3.30 m x 5.26 m / 10'10" x 17'3"

### Bedroom 1

3.30 m x 3.48 m / 10'10" x 11'5"

### Bedroom 2

3.89 m x 3.10 m / 12'9" x 10'2"

### Bedroom 3/Family Room

3.71 m x 3.10 m / 12'2" x 10'2"

### Utility Room

1.88 m x 1.75 m / 6'2" x 5'9"

### Bathroom

2.77 m x 1.88 m / 9'1" x 6'2"

### Ensuite Shower Room

2.24 m x 0.99 m / 7'4" x 3'3"

### Conservatory

3.05 m x 4.04 m / 10'0" x 13'3"

## BURDENS

The property is in Band F of the Council Tax.





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## PRICE

Offers Over £335,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

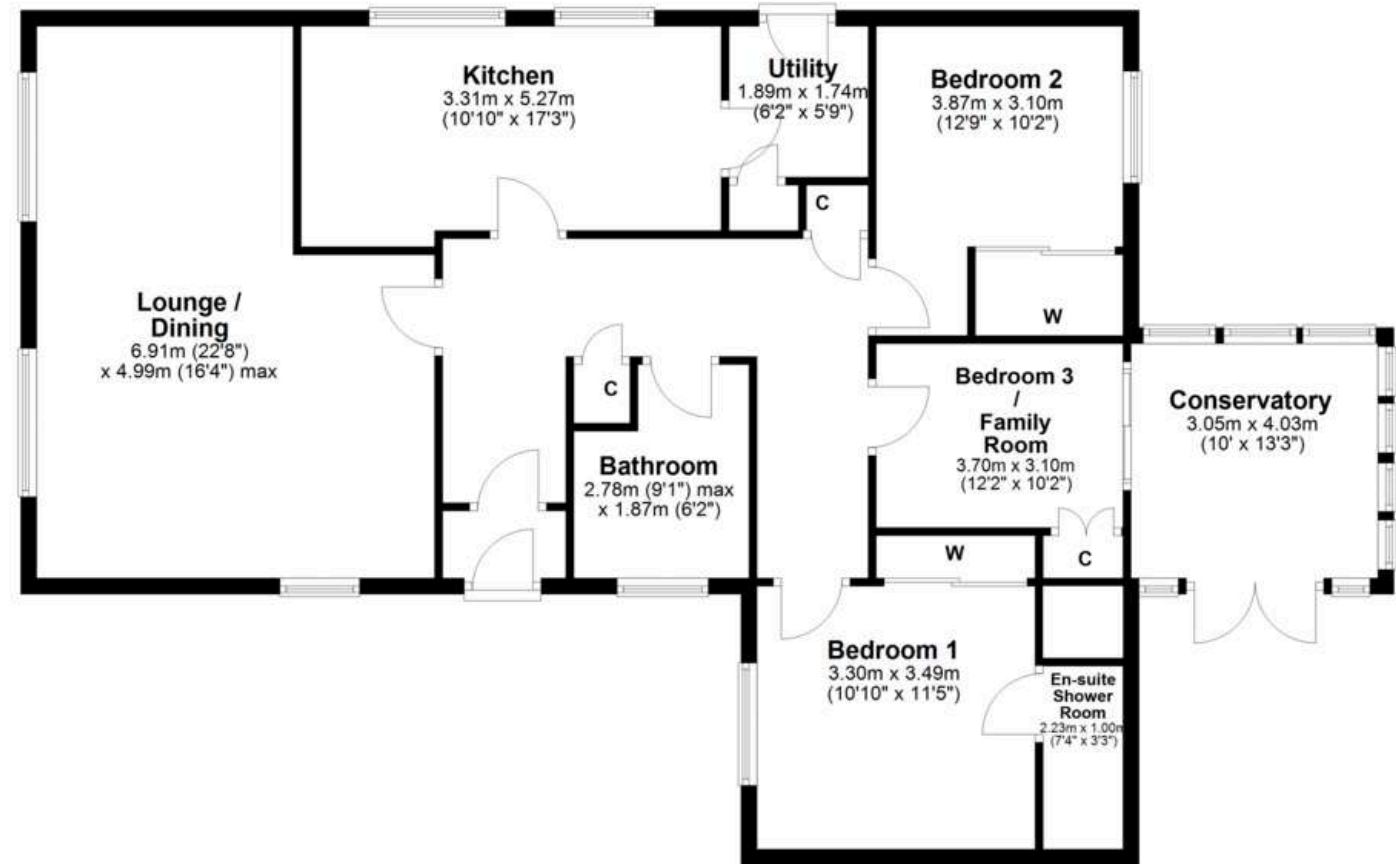
## EPC RATING

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## NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were taken using a sonic measuring device and their accuracy is not guaranteed.

**Ground Floor**  
Approx. 119.0 sq. metres (1281.2 sq. feet)



Total area: approx. 119.0 sq. metres (1281.2 sq. feet)

espc

Ref:  
E474632

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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