



Upper Conversion

5 Manse Road, West Kilbride, KA23 9AT
Offers Over £179,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Quietly positioned yet within yards of the centre of the popular coastal craft town of West Kilbride and ideally placed for ease of access to all amenities including the mainline train station with a regular direct service to Glasgow in the north, 5 Manse Road is a fabulous upper conversion of a traditional detached sandstone villa that was formerly the church manse.

The property is presented in excellent internal order with a deceptively spacious and flexible layout. In more detail the accommodation on offer comprises an entrance hall with a broad stone stairway giving access to the main landing. The split level reception hall features a large storage cupboard and opens to a spacious front facing lounge with coal effect living flame gas fire. The kitchen is accessed from the reception hall and is fitted with a range of wall and base units with freestanding appliances to include range cooker, extractor, washing machine, tumble dryer, dishwasher and American style fridge freezer which may be included in the sale. The property has two double bedrooms, one front and one rear facing.

The master bedroom to the front has doorway access to a modern ensuite shower room with a three piece suite to include WC, wash hand basin and larger style walk in shower cubicle. The lower level of the reception hall features an attractive informal living area and has access to the main bathroom which is fitted with a three piece suite to include WC, wash hand basin and corner bath.

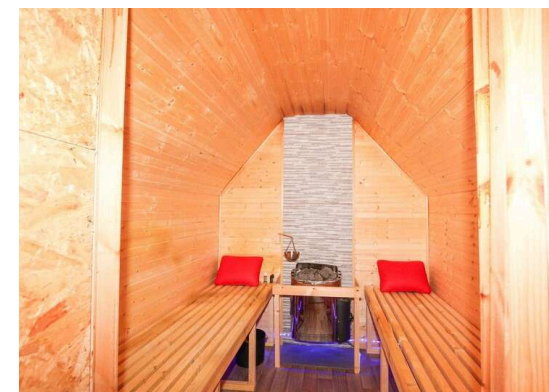
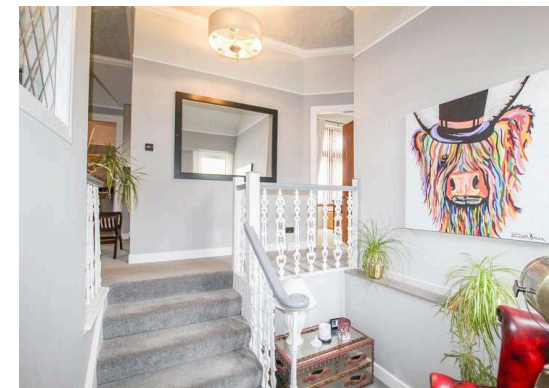
The property has Ramsey ladder access to extensive floored and lined loft storage where the current owners have installed a superb sauna which is included in the sale. In addition to the above the property has double glazing, gas central heating and chipped driveway parking to the side suitable for multiple vehicles. To the rear of the property is an attractive enclosed entertaining/bar-b-que area with storage sheds and a private area of garden laid mainly to lawn with two further sheds that are included in the sale.

ROOM DIMENSIONS

Lounge	3.91 m x 4.98 m / 12'10" x 16'4"
Kitchen	2.79 m x 5.23 m / 9'2" x 17'2"
Master Bedroom	3.05 m x 4.95 m / 10'0" x 16'3"
Ensuite	2.01 m x 1.88 m / 6'7" x 6'2"
Bedroom 1	2.36 m x 4.70 m / 7'9" x 15'5"
Bathroom	2.62 m x 1.88 m / 8'7" x 6'2"
Attic	2.90 m x 9.93 m / 9'6" x 32'7"
Sauna	2.44 m x 1.19 m / 8'0" x 3'11"

BURDENS

The property is in Band ## of the Council Tax.



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PRICE

Offers Over £179,000 should be lodged with Mactaggart & Company.

VIEWING

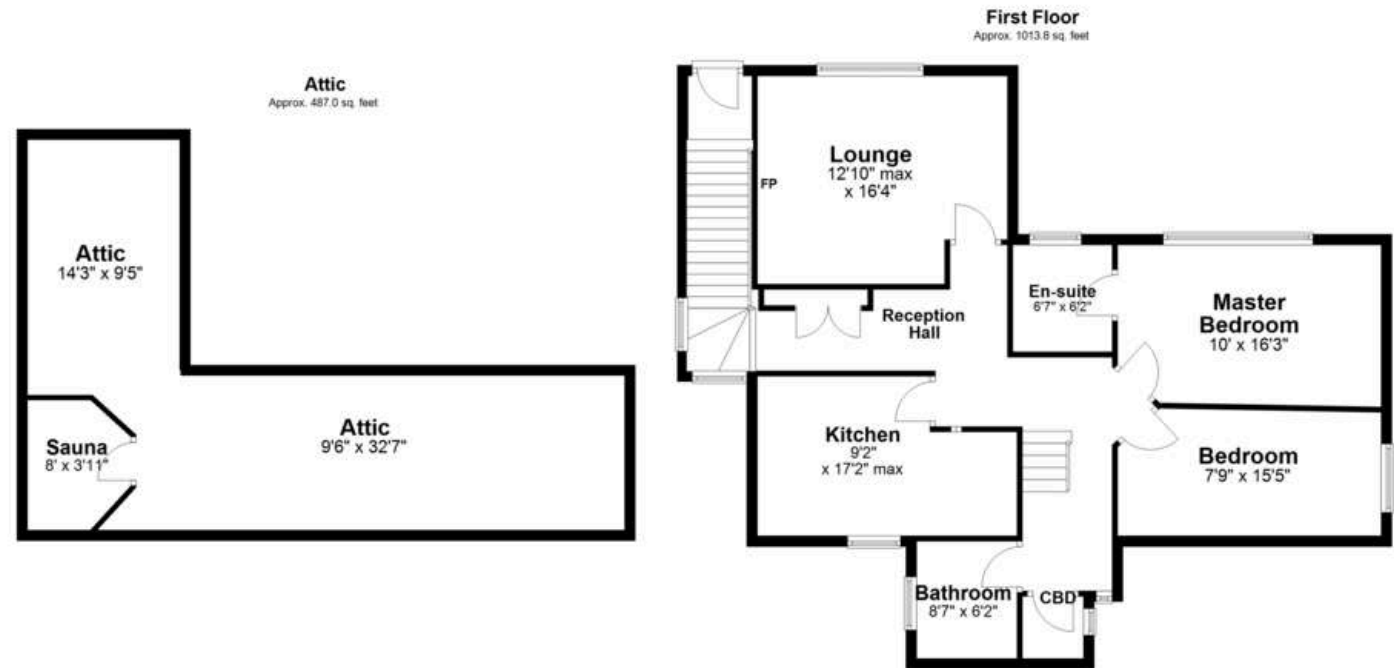
Tel: 01475 674628.

EPC RATING

N/A

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.



Total area: approx. 1500.8 sq. feet

espc

Ref:
E479446

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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