



**WEST KILBRIDE**  
PORTENCROSS ROAD



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## 11 PORTENCROSS ROAD, WEST KILBRIDE

4 | BEDROOMS   1 | BATHROOM   2 | PUBLIC ROOMS

Located on the north side of the popular craft town of West Kilbride and well placed for ease of access to local schooling, the town centre and for the commuter mainline train station, 11 Portencross Road is a fabulous blonde sandstone semi detached villa presented in walk in condition that will hold appeal to a broad range of clients. The property enjoys panoramic views of surrounding countryside and the Firth of Clyde to Arran in the west. Accommodation comprises reception hallway, lounge, living/dining room, dining kitchen, utility room, WC/cloakroom, family shower room and four bedrooms. The property enjoys private enclosed gardens to the rear.

An entrance vestibule opens to a reception hallway with solid wood flooring. The reception hall gives access to a bright, spacious lounge with beautiful panelling and cornice work to the ceiling, solid wood flooring, bay window and fireplace at its focal point. The hallway also leads to a living/dining room with feature fireplace. To the rear of the reception hall there is a superb dining sized kitchen fitted with a range of wall and base mounted units with real butchers block work surfaces, range cooker and extractor. The fridge/freezer and dishwasher may be included in the sale. A door to the rear of the kitchen opens to a rear vestibule with access to a utility room, WC/ cloakroom and a doorway leading to the rear gardens.

The property has four bedrooms. There is a modern three piece shower room and double bedroom on the half landing although this bedroom is currently used as a study. There are three further bedrooms on the upper landing. The front facing master bedroom is of excellent proportion with fitted wardrobe storage and a walk in bay window that gives panoramic elevated countryside, Firth of Clyde and Arran views to the north and west. In addition to the above the property has double glazing, gas central heating (recently installed, premium Veissmann boiler) and enclosed gardens to the rear mainly laid to lawn with beds planted with seasonal flowers, shrubs and trees. The garden shed is included in the sale.





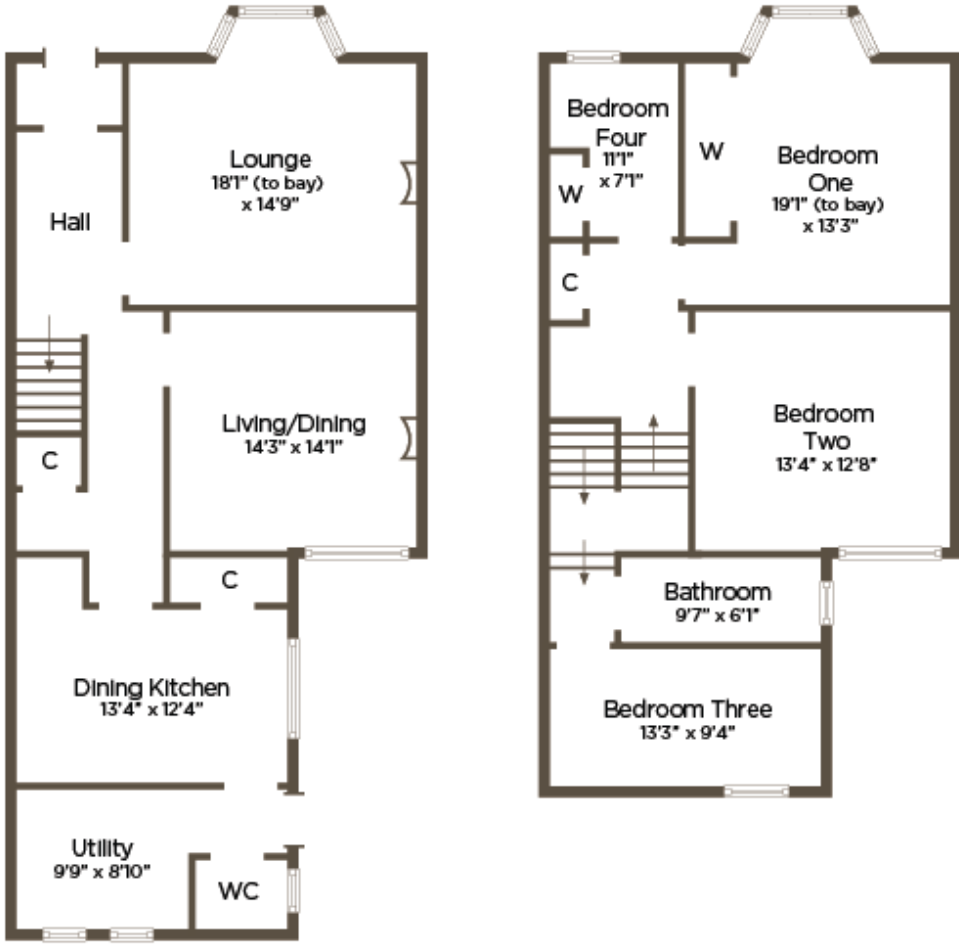












**Local Area**

West Kilbride, which incorporates Seamill, is a small village which lies South of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling club and shopping amenities. The village is also well positioned for accessing all major road networks and there is a local train station which provides a frequent service to Largs and Glasgow.

**LA1424** | Sat Nav:11 Portencross Road, West Kilbride, KA23 9ES

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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