



## 2 PANTONVILLE ROAD

WEST KILBRIDE



C O R U M

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)



## THE PROPERTY

**4 | BEDROOMS    2 | BATHROOMS**  
**2 | PUBLIC ROOMS**

**Positioned on this prominent corner site in the coastal village of Seamill, West Kilbride, 2 Pantonville Road is a simply stunning detached bungalow with a deceptively spacious internal layout which will hold broad appeal.**

The property is located within a mile of the Firth of Clyde's shoreline and is also well placed for ease of access to the centre of the craft town of West Kilbride with its direct rail links to the main centres of Glasgow and Largs. Internally the property is presented in truly walk in condition with the exterior of the bungalow meticulously cared for. In more detail the accommodation on offer comprises entrance vestibule leading to a broad reception hallway. To the rear of the reception hallway is a fabulous dining sized kitchen with an informal lounge area and access to a utility room and rear lobby. The kitchen is fitted with a range of wall and base units finished in oak with appliances to include five burner range cooker, extractor, dishwasher and American style fridge/freezer.

The utility room is plumbed for a washing machine. The lounge/dining area has doorway access to a garden room with views over the gardens and to the Firth of Clyde and Arran in the west. The property has two bedrooms and a further study/office on the ground floor. Both bedrooms are front facing with Firth of Clyde views. The master bedroom enjoys a spacious walk in dressing room and fully tiled ensuite shower room. The guest bedroom on the ground floor could easily form a further living room as required. The family bathroom is located on the ground floor and is fitted with a four piece suite to include W/C, wash hand basin, shower cubicle and spa bath. A staircase from the rear of the reception hall gives access to the upper level.

A set of French doors open to a superb upper lounge with panoramic elevated Firth of Clyde views. To the rear of the upper lounge are two further double bedrooms and a three piece shower room. In addition to the above the property has double glazing, gas central heating, intruder alarm system and extensive monobloc driveway parking leading to an integral double garage with remote roller door, power and light. The property is surrounded by landscaped garden grounds with a broad area of level lawn to the front of the property with a westerly aspect and a paved sun terrace.

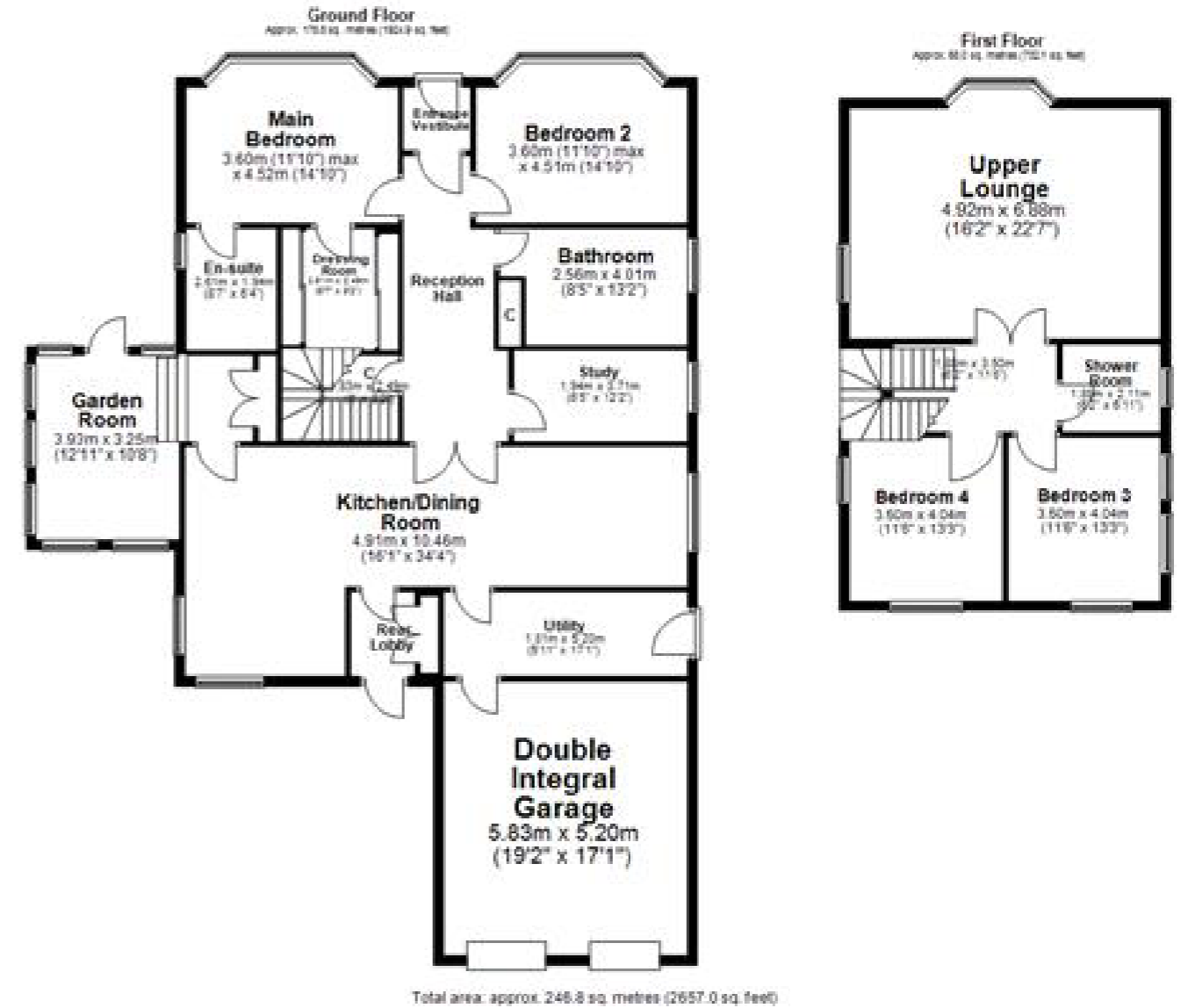












### Local Area

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.

### Directions

Once you are on Ardrossan High Road heading south just before the speed advisory sign at South Lodge turn left and No 12 Ardrossan High Road is on the left hand side.

LA1579 | Sat Nav: 2 Pantenville Road, West Kilbride, KA23 9NH

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





WE'RE **SOLD** ON YOUR FUTURE

Corum Troon  
29 Portland Street Troon KA10 6AA

**Tel:** 01292 310 010

**Fax:** 01292 310 019

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

**[www.corumproperty.co.uk](http://www.corumproperty.co.uk)**

