



MARINE VIEW, 7A ARDROSSAN ROAD

SEAMILL



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MARINE VIEW, 7A ARDROSSAN ROAD, SEAMILL

3 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

Occupying one of the most enviable positions on the North Ayrshire coastline with outstanding panoramic views over Seamill to the firth of Clyde and Arran in the west from the lounge, master bedroom and external balcony, 7A Marine View, Ardrossan Road, Seamill is a fabulous rarely available executive apartment that will hold appeal for a broad sector of the market. Internally the property is presented in excellent order with a layout to include communal entrance hallway, entered via secure entry phone system.

On entering the apartment a central reception hallway opens to a bright, spacious lounge/dining room. The lounge has a box bay window boasting expansive views to the west over Seamill to the Firth of Clyde and Arran. The lounge also has glazed door access to an external balcony with stunning elevated views. The kitchen is fitted with a range of wall and base units with integrated appliances to include gas hob, double oven, extractor, fridge, freezer, dishwasher and washing machine. The current layout of the apartment allows for three double bedrooms although one of these bedrooms could easily form an office or study as required. All the bedrooms have built in wardrobe storage with the master bedroom enjoying a three piece ensuite shower room and excellent Firth of Clyde views.

The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with thermostatic over bath shower. In addition to the above the property has double glazing, gas central heating, solid oak flooring, internal doors, skirtings and facings. The property has owner and visitor parking in a private car park adjacent to the development. Seamill and West Kilbride are popular seaside towns located south of the main centre of Largs. West Kilbride has Craft Town status with a wide range of independent shops and mainline train station with a direct service to Largs and Glasgow.









FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 124 m²/1,335 sq ft
 FLOOR 1: 124 m²/1,335 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

LA1588 | Sat Nav: Marine View, 7A Ardrossan Road, Seamill, KA23 9LZ

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



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