



38 FAULDS WYND

SEAMILL

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

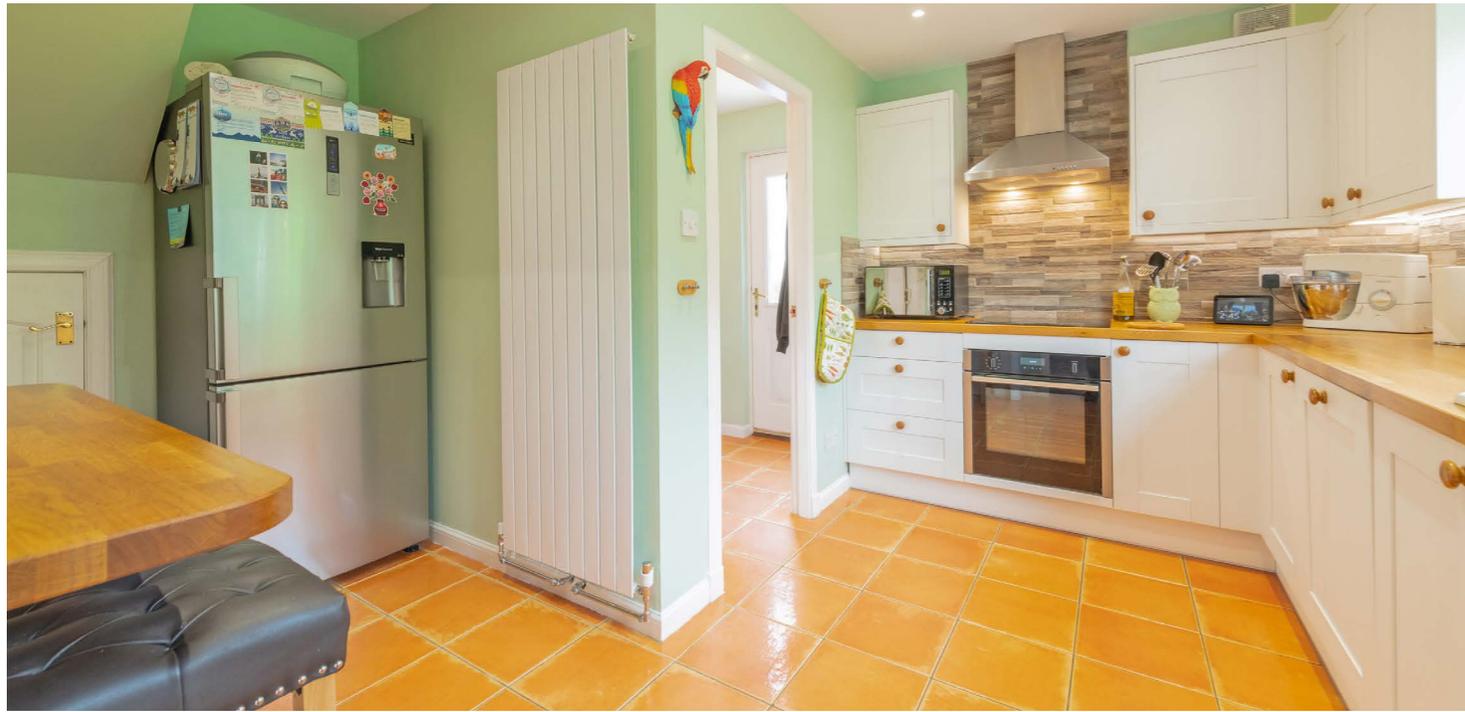
Quietly positioned in a cul de sac location in this ever popular small development of modern bungalows and villas and within yards of the expansive beach at West Kilbride, 38 Faulds Wynd is a stunning detached villa presented to the market in walk in condition.

The property is well placed for access to the town centre with its range of local independent shops and mainline train station. In more detail the accommodation on offer comprises an entrance hall with access to a WC/cloakroom. The hall opens to a bright, spacious living/dining room with high quality laminate flooring and a set of sliding patio doors opening to a paved terrace in the rear gardens. The hall also gives access to a study/4th bedroom, which has thoughtfully been converted from the original integral garage. The recently fitted Wren kitchen is accessed via the living / dining room and is fitted with a range of wall and base units with real butchers block work surfaces, breakfast bar and Neff integrated appliances to include ceramic hob, extractor, oven, dish washer and freestanding fridge freezer which may be included in the sale

The kitchen has doorway access to a utility room which is plumbed for a washing machine. On the upper landing there are three double bedrooms, two with views of the Firth of Clyde to Arran in the west. The master bedroom has an ensuite shower room with three piece suite to include WC, wash hand basin and shower cubicle. The recently fitted fully tiled modern family bathroom is on the upper level and is fitted with a four piece suite to include WC, wash hand basin, spa bath and walk in shower cubicle with thermostatic shower. In addition to the above the property has double glazing, gas central heating and monobloc driveway parking to the front suitable for multiple vehicles. The front and rear gardens are laid mainly to lawn with the secluded rear gardens having a broad paved terrace with two well maintained sheds. One of the sheds is insulated and equipped with power, light and water and is currently used as a successful dog grooming studio.





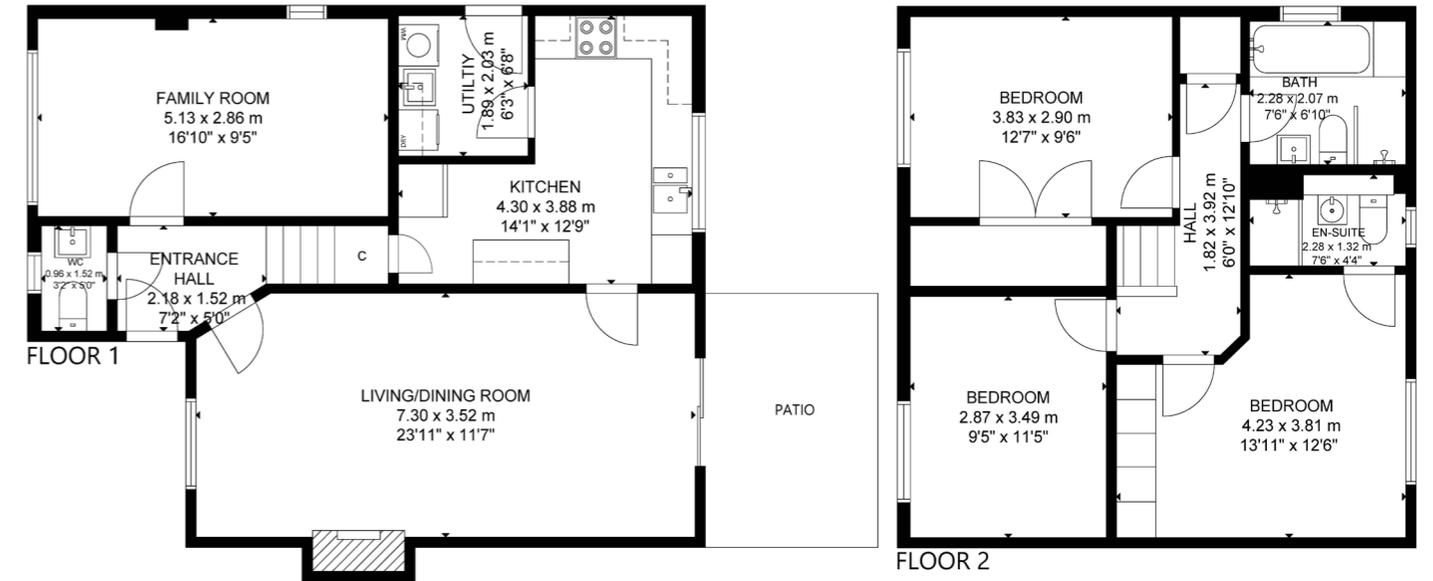












GROSS INTERNAL AREA
 TOTAL: 120 m²/1,294 sq ft
 FLOOR 1: 66 m²/708 sq ft, FLOOR 2: 54 m²/586 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



West Kilbride, which incorporates Seamill, is a small (craft) 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 a good range of shops. 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.

LA1662 | Sat Nav: 38 Faulds Wynd, Seamill, Ayrshire, KA23 9FA

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



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