



14 HERITAGE PARK

WEST KILBRIDE

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Centrally positioned in this cul de sac of modern villas ideally placed for ease of access to the town centre and mainline train station, 14 Heritage Park is a superb example of this family home presented to the market in walk in condition.

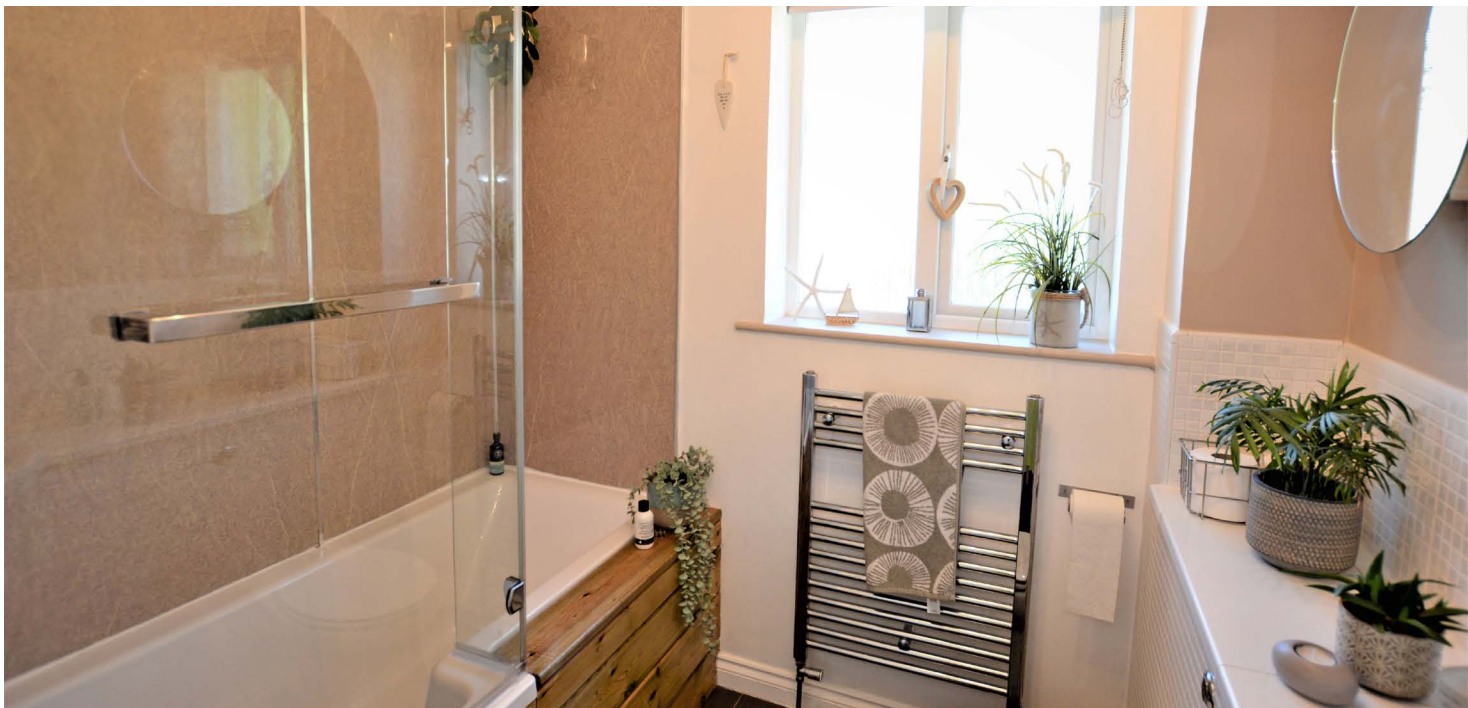
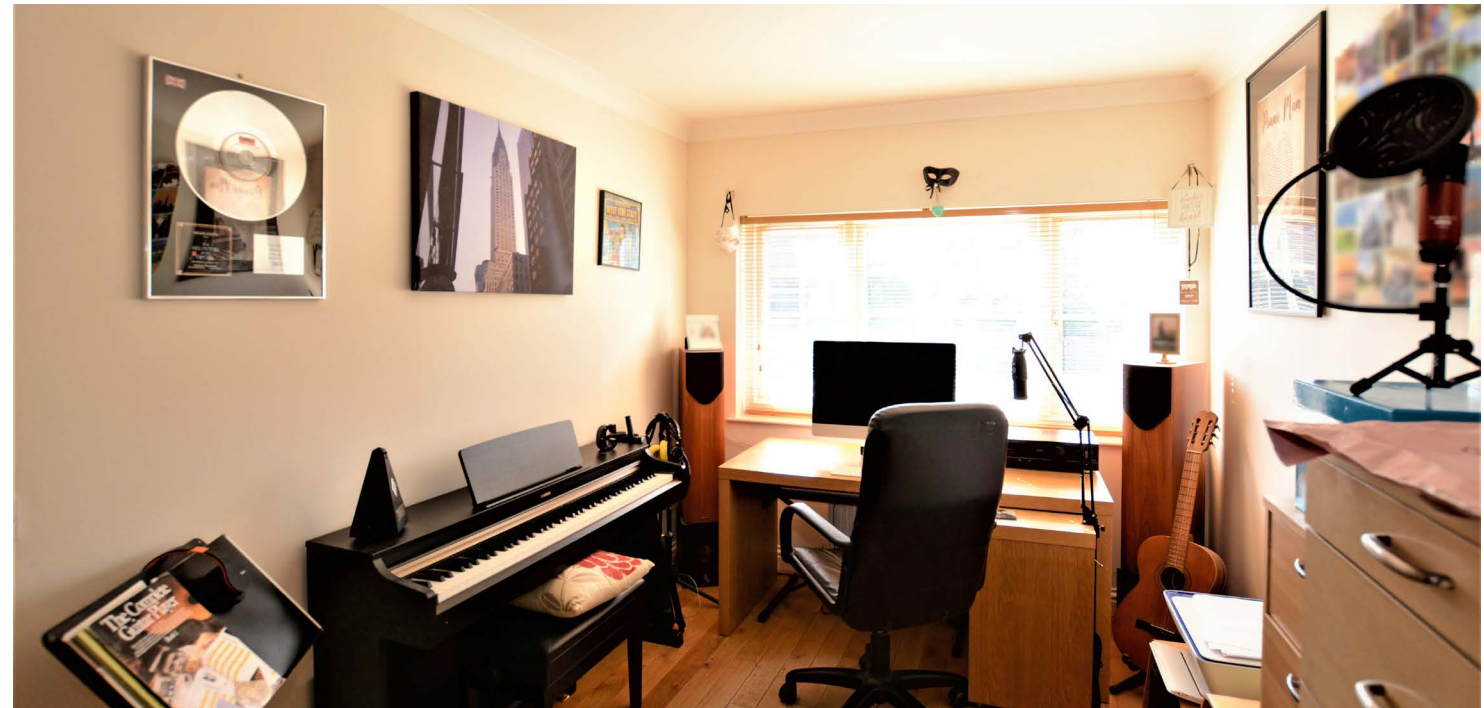
In more detail the accommodation comprises a reception hallway with solid oak flooring giving access to a W/C cloakroom. The lounge is front facing with a solid oak floor and a set of French doors which open to a magnificent kitchen/dining and conservatory laid on an L-shaped semi open plan basis. The kitchen is fitted with a range of modern wall and base units with integrated appliances to include gas hob, oven, extractor, dish washer, washer/dryer and American style fridge freezer which may be included in the sale. The dining room gives access to the conservatory through a set of full width bi-fold doors. Both the dining room and conservatory have solid oak flooring. The original integral garage has been converted to form a useful living room or study as required. On the upper landing there are four bedrooms. The master bedroom has an ensuite shower room. Bedrooms two and three are linked via a Jack and Jill three piece shower room. The family bathroom is located on this level and is fitted with a three piece to include WC, wash hand basin and bath with over bath thermostatic shower. In addition to the above the property has double glazing, gas central heating, partially floored loft and monobloc driveway parking to the front. The rear gardens are enclosed and feature a paved terrace, chipped area and raised timber entertaining deck.

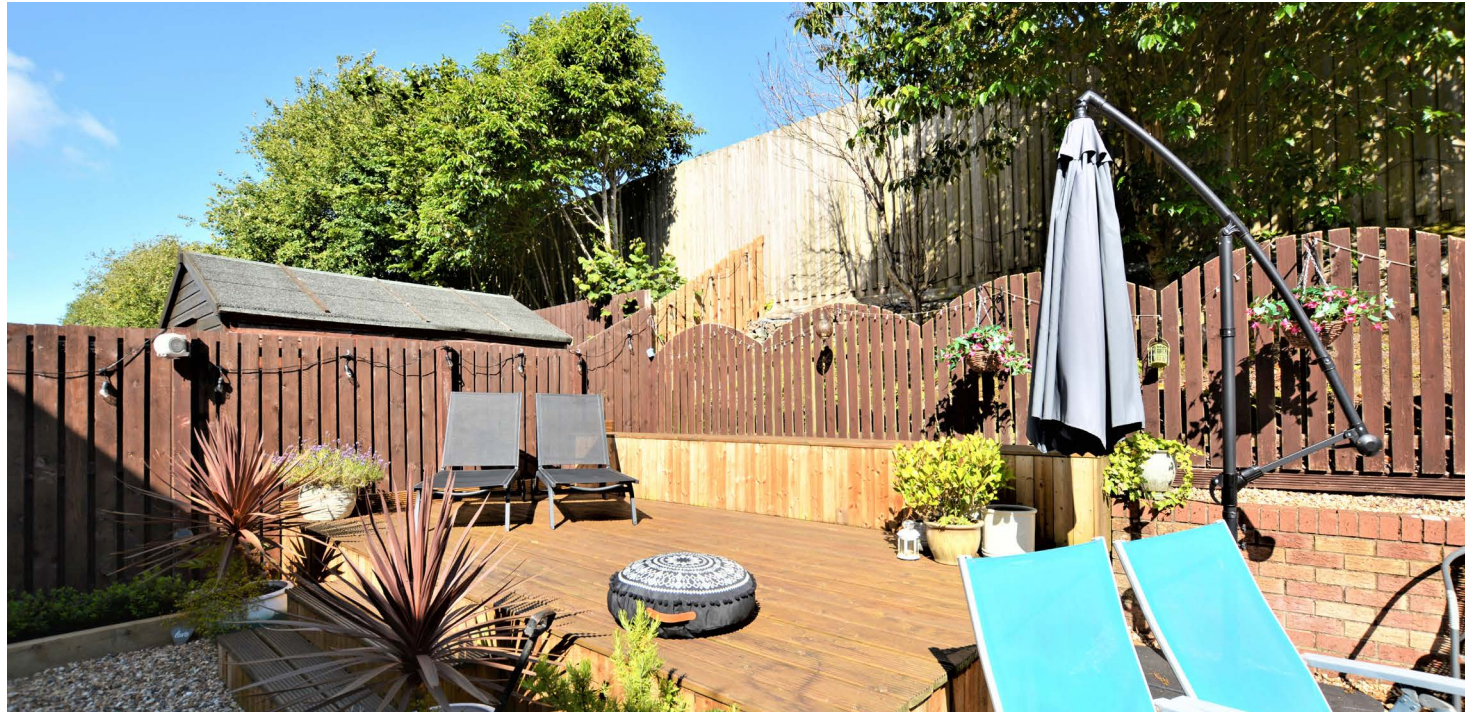




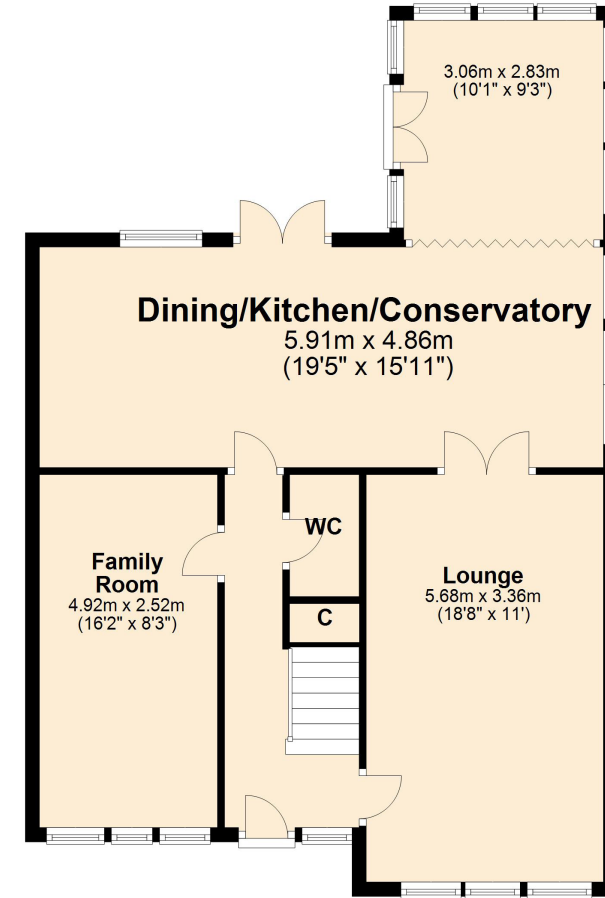




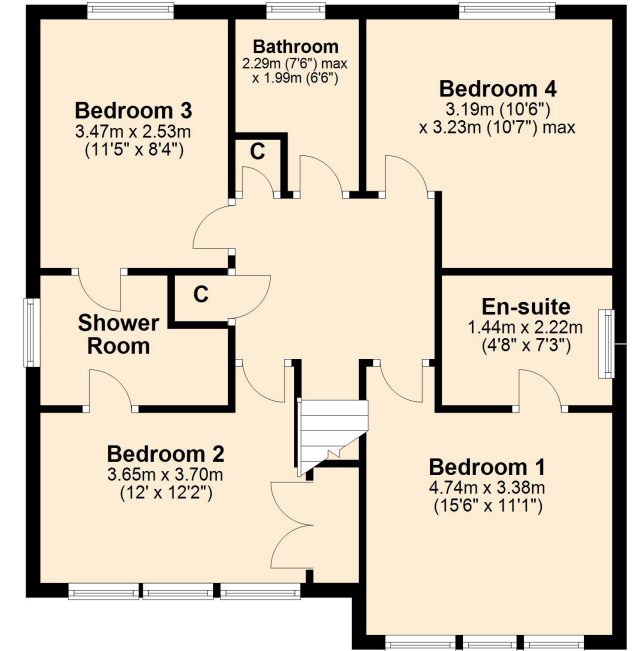




Ground Floor
Approx. 80.4 sq. metres (865.9 sq. feet)



First Floor
Approx. 63.8 sq. metres (687.3 sq. feet)



Total area: approx. 144.3 sq. metres (1553.1 sq. feet)

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.

LA1665 | Sat Nav: 14 Heritage Park, West Kilbride, KA23 9GD

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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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