



**16 HYNDMAN ROAD**  
SEAMILL

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







**5 | BEDROOMS**

**2 | BATHROOMS**

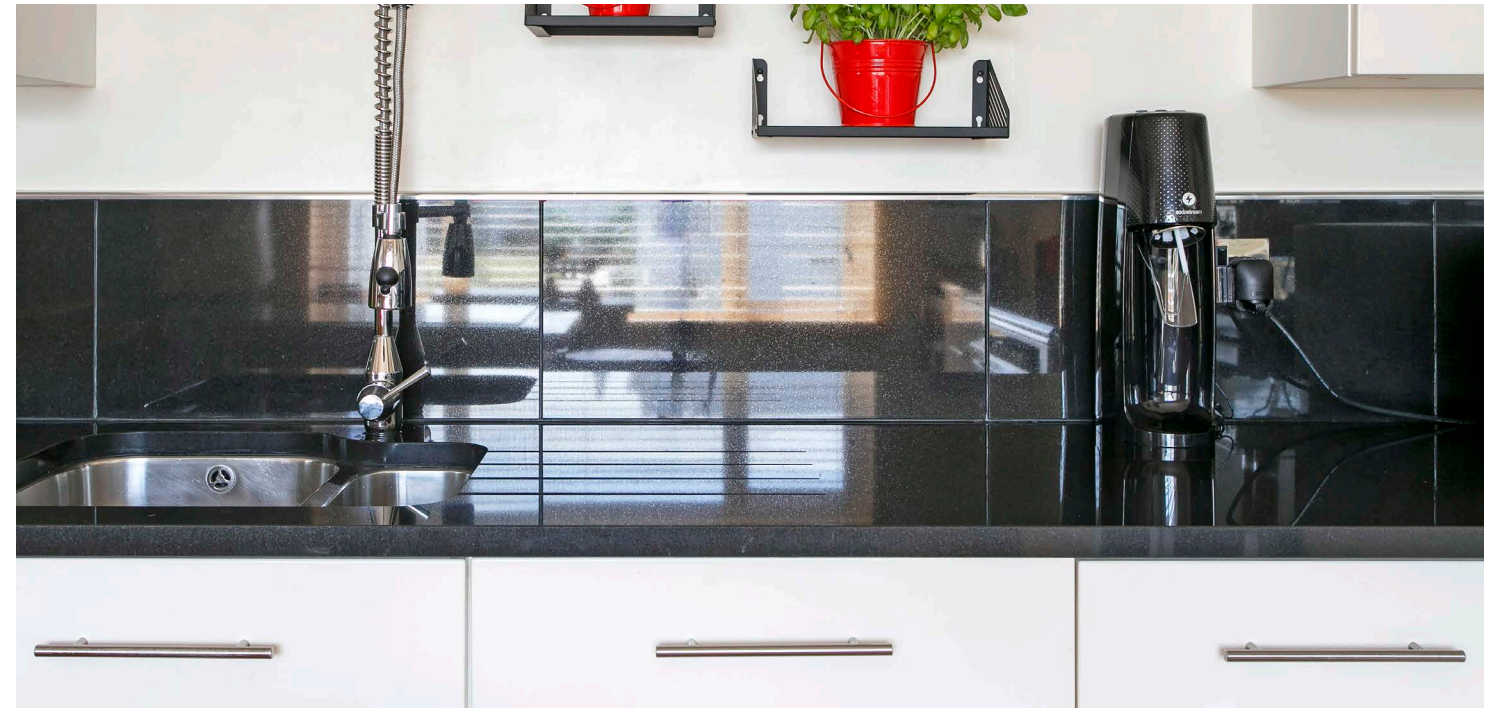
**3 | PUBLIC ROOMS**

Located within yards of the shoreline in the sought after village of Seamill which lies adjacent to the main coastal town of West Kilbride, 16 Hyndman Road is a stunning extended bungalow enjoying excellent Firth of Clyde and Arran aspects with a deceptively spacious and flexible internal layout that makes a fabulous home for a wide range of clients. Hyndman Road is a quiet cul de sac with direct access to Seamill beach. The centre of the craft town of West Kilbride with its mainline train station is one and a half miles from the property.

In more detail the accommodation on offer comprises an entrance vestibule which opens to a broad reception hallway with solid oak flooring. The hall gives access to a spacious front facing lounge with living flame log effect gas fire with timber surround and Indian slate inset and hearth. The dining sized kitchen is located to the rear of the bungalow and is fitted with a range of wall and base units with polished granite work surfaces with integrated dish washer. The five burner range cooker, American larder style fridge freezer and moveable central island may be included in the sale. The kitchen gives access to a utility room plumbed for a washing machine and French door access to a modern conservatory with southerly aspect overlooking the rear gardens. The current layout of the property allows for up to five spacious double bedrooms. Three bedrooms are located on the ground floor and two on the upper landing but the flexible nature of the bungalow's layout would allow any of these rooms to be used as further living or home office accommodation as required. The property has a modern three piece shower room on the ground floor and three piece bathroom on the upper landing.

In addition to the above the property has double glazing, gas central heating and ample chipped driveway parking to the front and side of the property leading to a well maintained detached double garage equipped with power and light. The rear gardens are of generous size, enclosed with a wall and feature a lawn, timber deck and slate chipped beds.

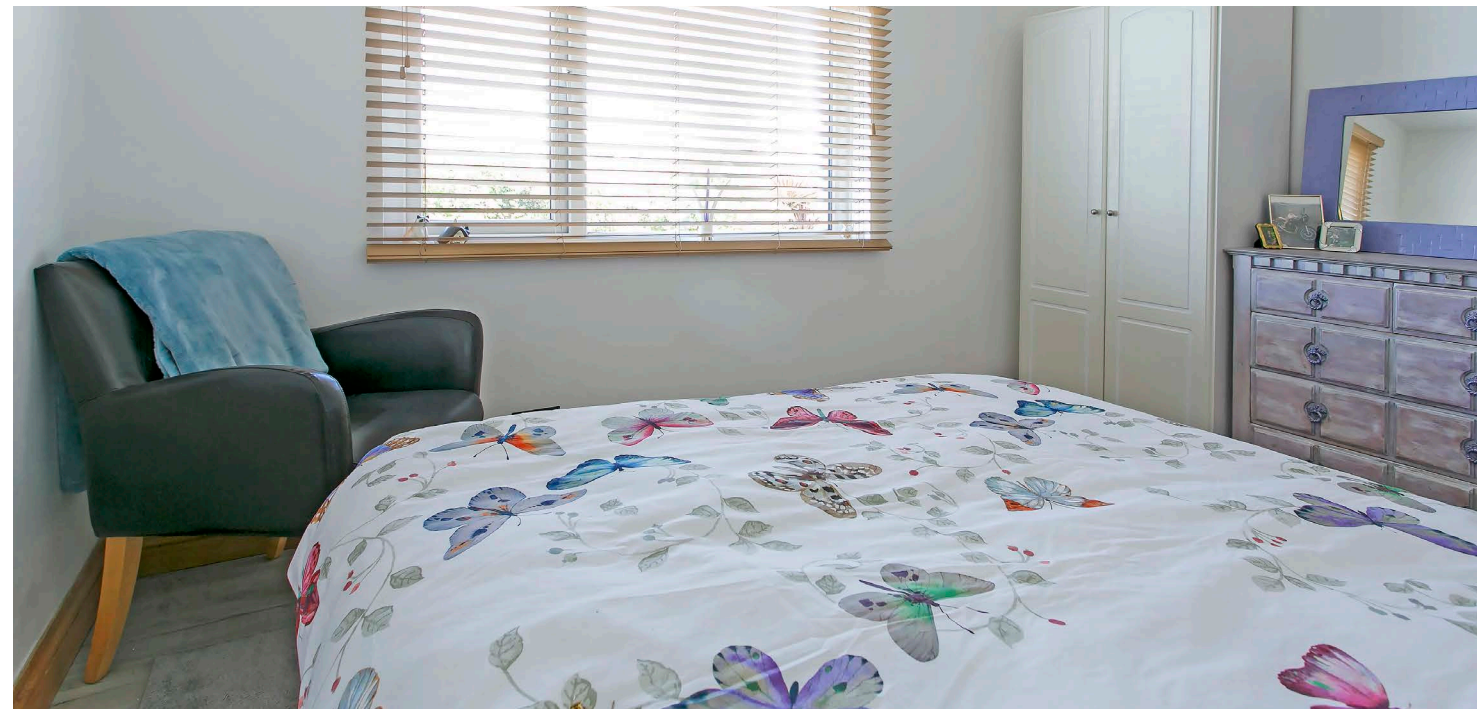
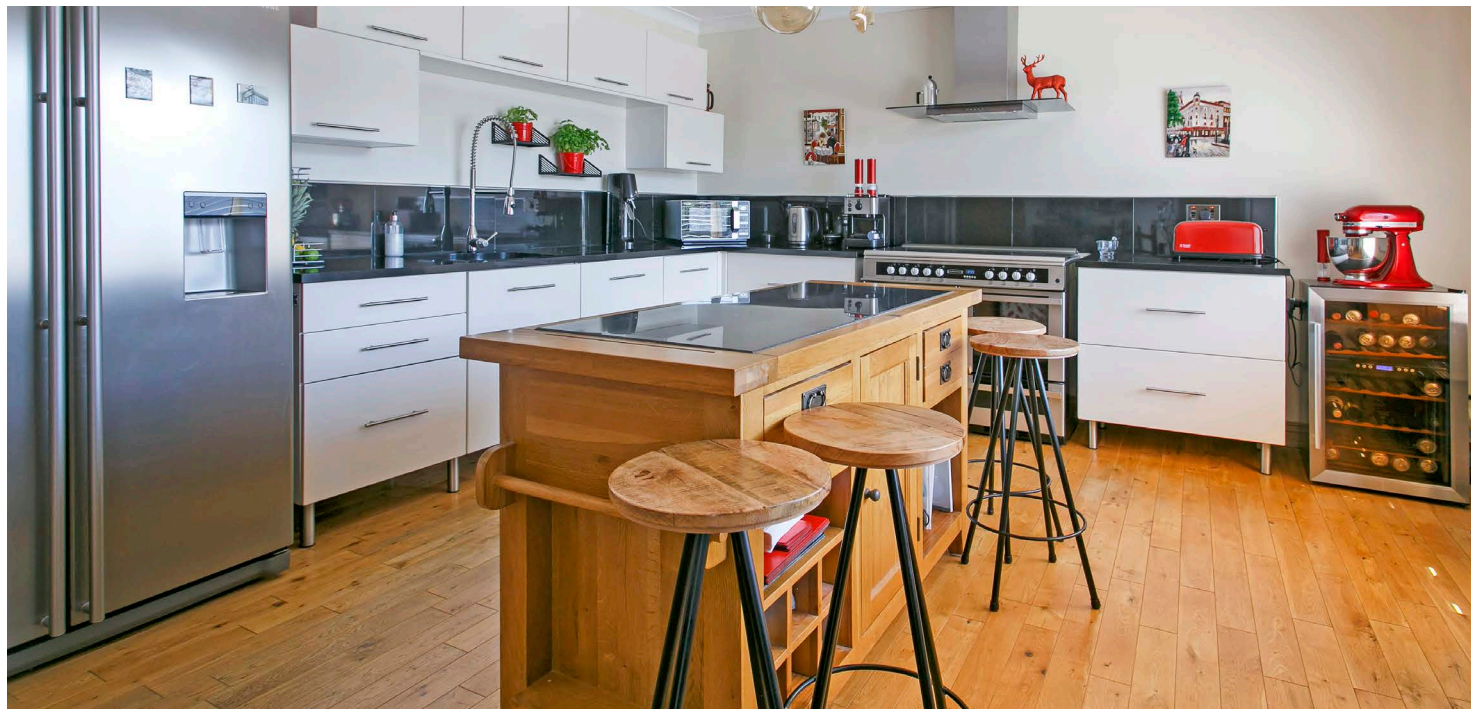








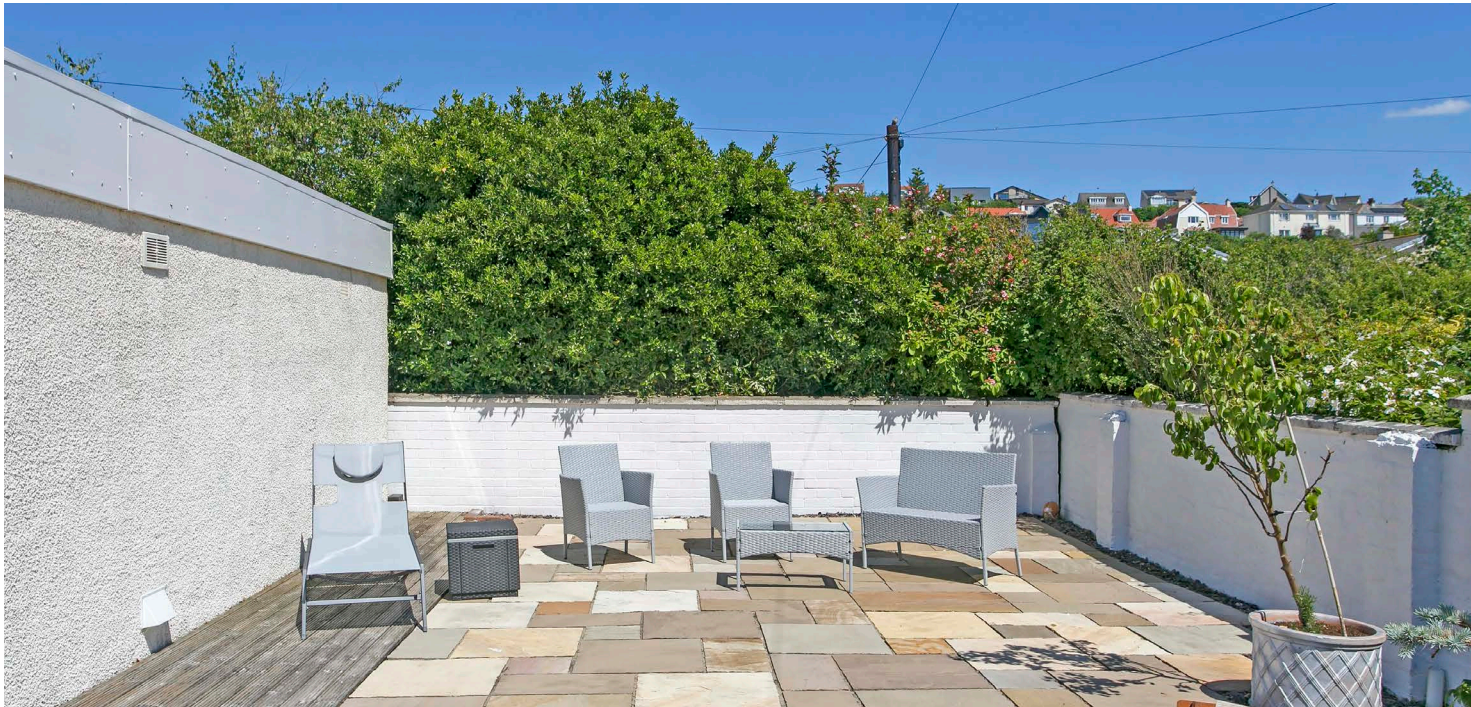








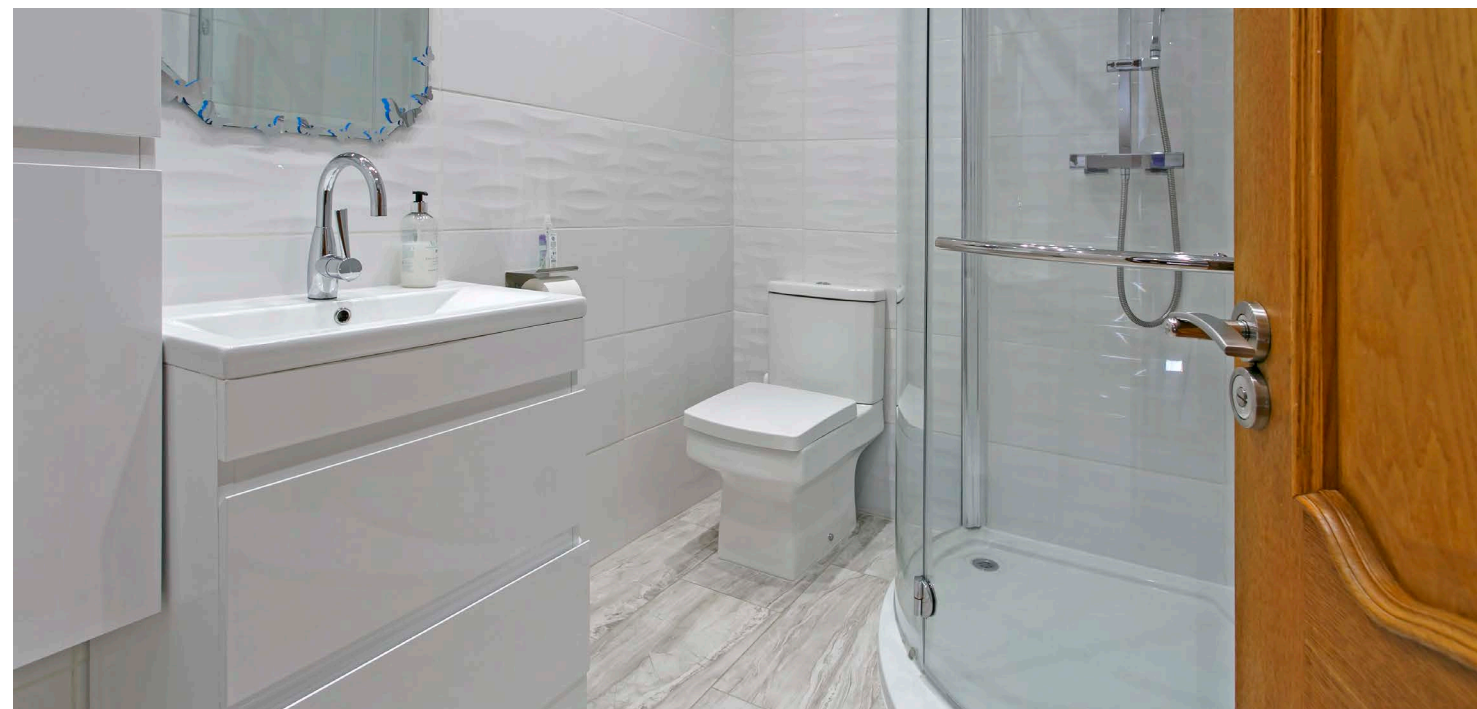
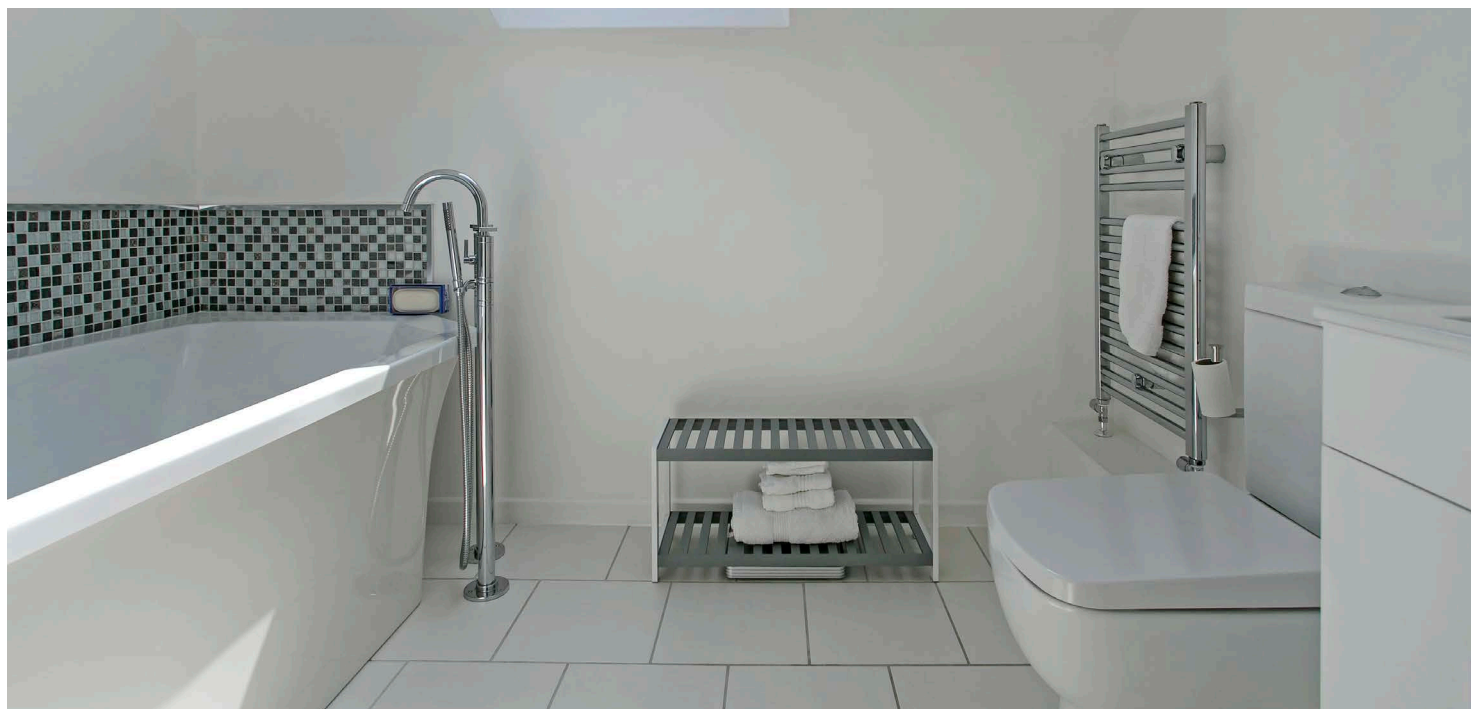




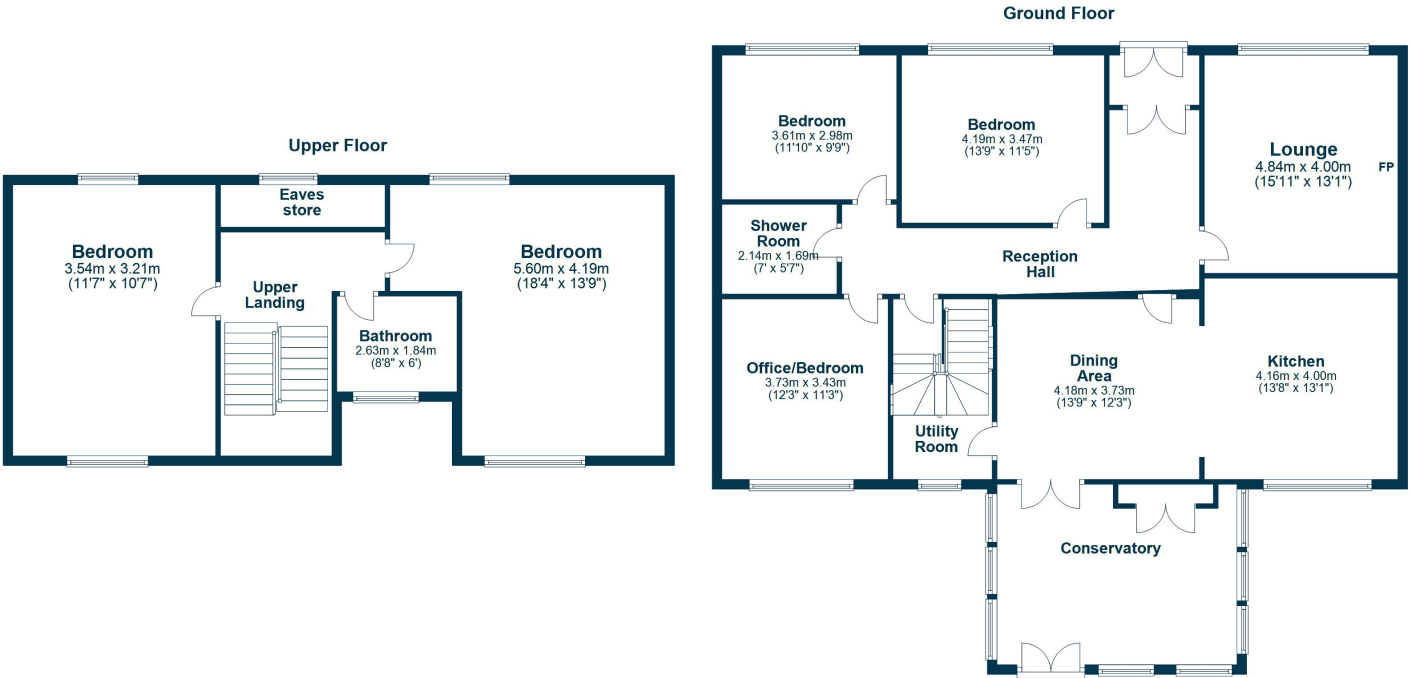












West Kilbride, which incorporates Seamill, is a small village which lies South of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling and tennis clubs, leisure, coffee and shopping opportunities and benefits from its position as Craft Town Scotland with a range of independent studios and shops as well as the Barony Centre hosting exhibitions and events. The village is well positioned for accessing all major road networks, is approximately 40 minutes from both Prestwick and Glasgow International airports and has a train station which provides a frequent service to Largs and Glasgow.

LA1816 | Sat Nav: 16 Hyndman Road, Seamill, KA23 9NL

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Largs  
66 Main Street, Largs, KA30 8AL

**Tel:** 01475 675 001

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

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