



ROWANBRAE

CHAPELTON LANE, SEAMILL

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A stunning split level detached villa, which has remarkable panoramic views along the Firth of Clyde taking in the Isle of Cumbrae to the heads of Ayr with the Isle of Arran front and centre. To complement the property there is an outdoor office which is ideal for those working from home and is set in extensive grounds. This flexible family accommodation is over two levels with estuary and countryside views.

Rowanbrae is a wonderful split level detached villa in the desirable coastal village of Seamill. If you're looking for a home that offers flexible open plan living with immaculate accommodation and incredible views, then this is the house for you. It has been designed with very generous and versatile living space to suit modern family life.

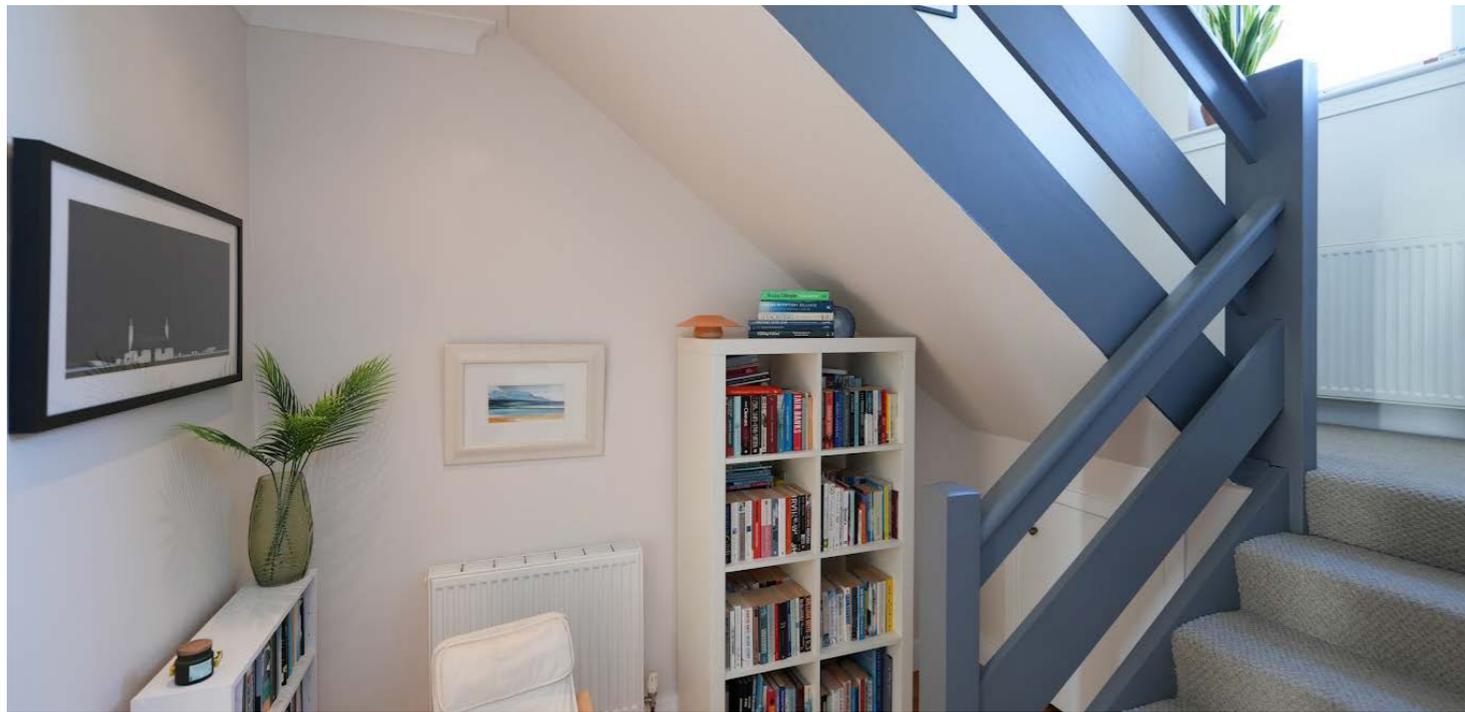
The family accommodation on offer extends to the entrance porch which leads into the bright welcoming reception hallway. On this floor there can be found four double bedrooms of which the Master bedroom is a sumptuous room with beautiful views, family bathroom and utility. On the upper level this is where the stunning views are at their best from the open plan lounge with its feature wood burning stove and dining area. The lounge gives access to a balcony where the views take in the Cumbraes, Bute, Arran, Ailsa Craig, Irvine Bay and beyond. The modern fitted kitchen is a sociable space with its large breakfast bar and sitting area along with of course the picture postcard views. A family shower room is set off the upper hallway. The property has gas central heating and double glazing. Leading up to the house, access is gained on a private lane, there is a double garage which has internal access to the entrance floor of the property and parking for several vehicles set to the front of the home. For those lazy sunny days there is a fantastic outdoor terrace to the side of the property. The garden grounds are extensive to include a woodland area.

The garden office is a custom, larch clad double glazed building. It is fully insulated with storage heating and includes high speed fibre broadband direct from the router. It offers home working in comfort with woodland and sea views.

Overall, a beautiful home and early viewing is highly recommended to appreciate the accommodation and location on offer.



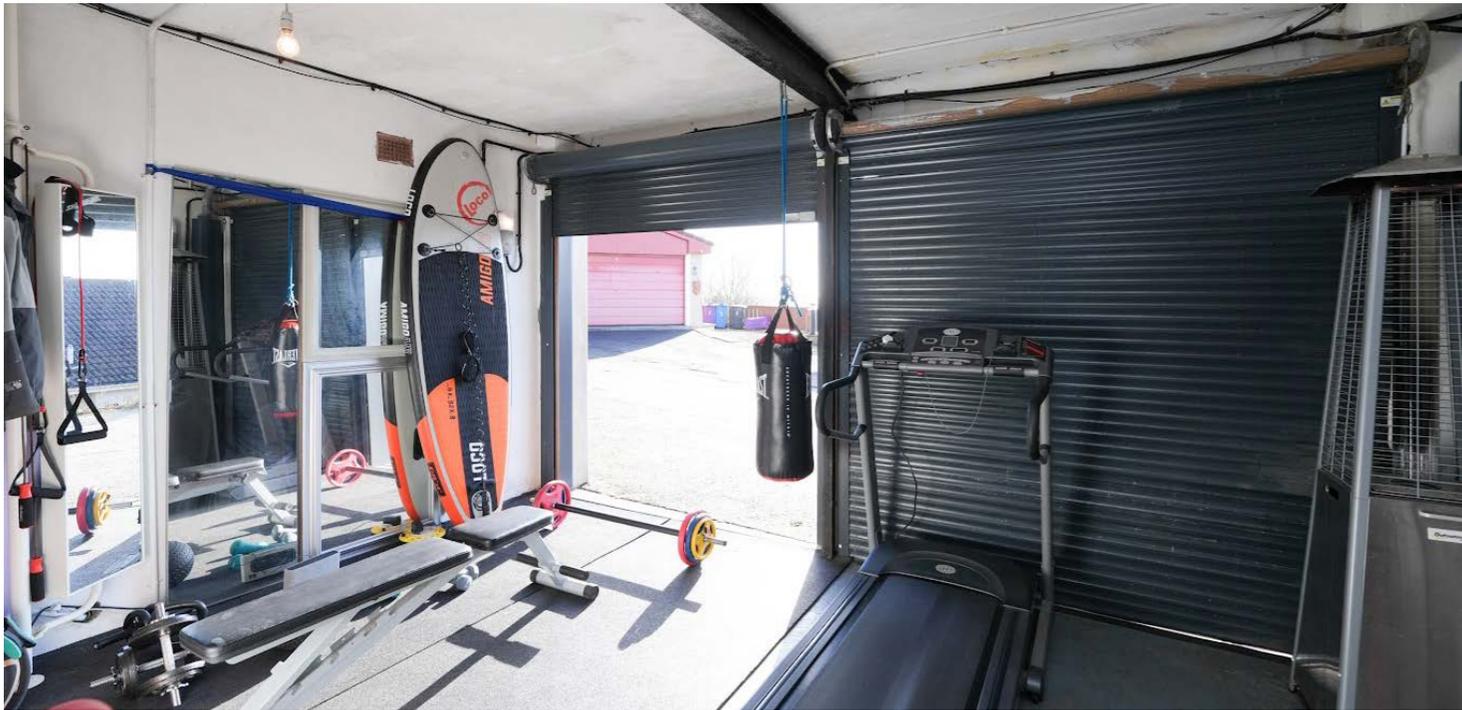


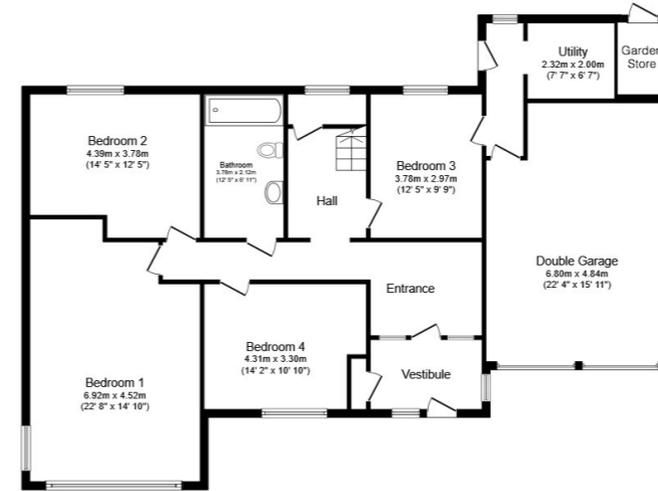












Ground Floor



First Floor



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.

LA2017 | Sat Nav: Rowanbrae, Chapelton lane, Seamill, KA23 9LP

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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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