



ROSE COTTAGE
PORTENCROSS

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This wonderful traditional detached cottage, with detached boathouse, has stunning views over the Firth of Clyde to the Isle of Arran. Located in the picturesque Hamlet of Portencross, the property offers local access to the seafront, harbour, historic Portencross Castle and Ardneil Bay beach. Portencross is a short distance from the village of West Kilbride (incorporating Seamill), where there are many amenities that include the local railway station and primary school.

Rose Cottage is a detached cottage which provides wonderful views out over Portencross harbour and Firth of Clyde to the Isle of Arran. Portencross is a coastal hamlet with a wealth of history as well as access to the beachfront, harbour, castle, and beach. There is a generously proportioned boathouse included with the property, which can be easily utilised as a large garage and workshop.

The excellent and flexible accommodation on offer extends to the family room which is open plan to the kitchen with ideal space for dining. This area of the home affords views out over the front terrace out to the Isle of Arran. A utility room is accessible from the kitchen, with access to the rear garden grounds. A downstairs double bedroom with modern en-suite shower room, cloakroom & wc, fourth bedroom completes the lower level of the property. On the upper level of the property there is a lovely lounge with stunning views out over the estuary, two double bedrooms and modern bathroom. The property has double glazing and gas central heating via propane gas. There are extensive private garden grounds to the rear of the property with good sized areas laid to lawn. The terrace at the front of the property allows parking space for several vehicles, adjacent to the boathouse which can easily be used as a garage & workshop. Early viewing is highly recommended to appreciate the accommodation and location on offer.





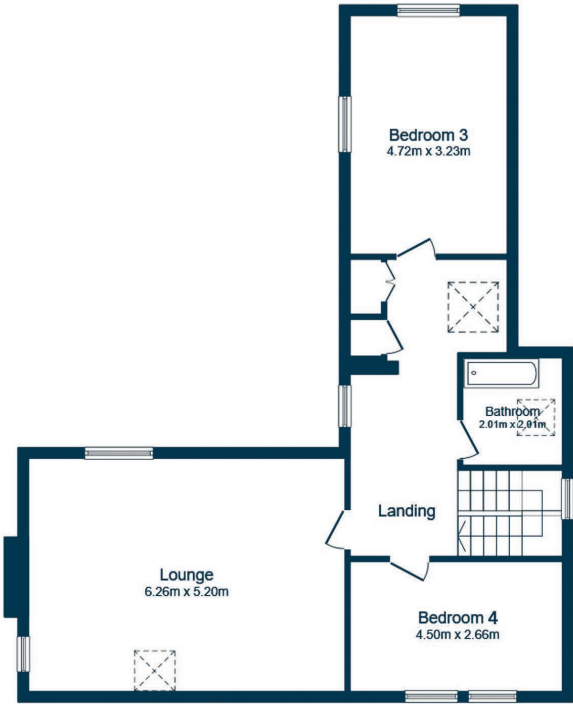












Portencross is a coastal Hamlet located on the North Ayrshire coastline, short walking distance to the Historic Portencross Castle, harbour and Ardneil Bay beach. Nearby West Kilbride, which incorporates Seamill, is a small village which lies South of Largs and looks across the Firth of Clyde over to 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. The village 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.

LA2060 | Sat Nav: Rose Cottage, Portencross, KA23 9QA

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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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