



6 Farland View, West Kilbride





This is an absolutely stunning family sized detached villa that has been successfully extended and lavishly upgraded throughout to offer arguably one of the most impressive homes within the area. 6 Farland View offers breathtaking uninterrupted sea views and is sure to impress all viewers.

The property is in an elevated position, formed over 3 levels with a double integral garage and mature gardens. Entrance porch leads to a spacious reception hallway, open plan fully fitted breakfasting kitchen/family room with patio doors to generous balcony, cloakroom/wc, formal lounge, 4 double bedrooms (1 with en-suite), study/5th bedroom, bright newly fitted family bathroom and useful laundry closet.

Quite simply one of the most impressive rooms within this home has to be the 21'8" breakfasting kitchen/family room boasting breathtaking sea views and fitted with luxury oak flooring, modern wall and floor units with integrated appliances and solid oak worktops. Additionally this room offers a generous breakfasting island together with ample space for a large dining table and/or sofas, ideal for modern family living.

The formal lounge is situated on the upper level and is finished with luxury wooden flooring and there is a further fifth bedroom/study with versatile use. The family bathroom has been refitted and provides a white three piece suite with shower chrome fittings.

There are attractive garden grounds surrounding the property that are very well maintained. There is a driveway that offers off street parking for several cars and a double integral garage with electric door.

The specification of the property includes a newly installed combi gas central heating and double glazing throughout. This family home offers excellent value for money and is sure to impress therefore early viewing is highly recommended to fully appreciate the level of accommodation on offer.

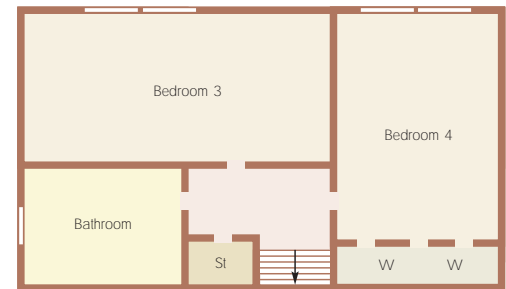
Farland View is well positioned for accessing West Kilbride with all its amenities including schooling, health centre, library, various shops and Railway Station which allows for travel to Glasgow City Centre and the Ayrshire coastal towns. Nearby are the towns of Largs and Ardrossan with their excellent Marinas. It is feasible to commute to Glasgow City Centre, Irvine, Prestwick and Ayr from Farland View either by rail or road and the recently opened by-pass (Spring 2005) allows for far shorter travel times.











Lounge	16'2" x 14'4"
Breakfasting Kitchen/Family room	21'8" x 17'10"
Cloakroom	5'2" x 4'6"
Laundry Closet	
Bedroom 1	16'6" x 10'4"
Bedroom 2	11'6" x 9'8"
En-suite	6'6" x 3'10"
Study/bedroom 5	9'10" x 8'6"

Bedroom 3	15'0" x 10'8"
Bedroom 4	14'8" x 9'8" (to fitted wardrobes)
Bathroom	9'0" x 4'8"



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Travel Directions

Heading from Largs on the A78 continue into Snowdon Terrace in West Kilbride and turn left into the B781 (Yerton Brae). Turn second right into Bowfield Road and continue along turning second right into Farland View. Bear right where number 6 can be found along on the left hand side.



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We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule and photographs are produced for general information and it must not be inferred that any item is included for sale with the property. All measurements and distances are approximate. Map based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery © Crown Copyright, Ordnance Survey Licence No. E100040511. Corum is a trading name for The Corum Partnership, 20 Blythswood Square, Glasgow G2 4BG.

