




McEwan Fraser Legal

Solicitors & Estate Agents

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The Carnell

BOWFIELD ROAD, BOWFIELD HALL, WEST KILBRIDE, NORTH AYRSHIRE, KA23 9JZ

BOWFIELD ROAD

WEST KILBRIDE

Part Exchange available. This fantastic development is positioned in one of the most sought after addresses in West Kilbride, Bowfield Road. West Kilbride and neighbouring Seamill are pretty villages, located between Ardrrossan and Largs on the Clyde coast. The views from both villages encompass the entire Clyde Estuary including the Sound of Bute, the Isle of Arran with Goat Fell and Holy Island. In a recent, community inspired development, West Kilbride has been designated Scotland's first craft town. In late Victorian times Seamill became popular as a summer resort with The Hydropathic (now renowned as the Seamill Hydro Hotel) enabling visitors to enjoy restorative water cures. The Seamill Hydro Hotel is a recognised conference centre and North Ayrshire's leading venue for wedding receptions.

Long popular with the affluent retired, the area has recently seen some high quality new residential development and is attracting an increasing number of younger families and commuters. West Kilbride has a railway station with direct, commuter services to Largs, Greenock and Glasgow Central Station, with a journey time of under an hour to the city. Local schooling is available in West Kilbride with additional secondary schooling in Largs and Ardrrossan. Private schooling is available at Wellington School in Ayr which offers co-education from the ages of three to eighteen, or in Glasgow.

Ayrshire is famous worldwide for golf with world-class championship courses at Turnberry, Royal Troon and Prestwick, all of which have hosted the British Open. The West Kilbride Golf Club is a championship links course which was founded in 1893. The course is 6452 yards long and was designed by "Old" Tom Morris. Despite its name, it is located in Seamill. There is excellent sailing in the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. There are also good opportunities for field sports including horse riding, shooting and fishing.

LOCATION IMAGERY: SEAMILL HYDRO, THE WATERSIDE HOTEL, THE ORANGERY RESTAURANT, KIRKTONHALL GLEN AND STREET SCENES.



THE CARNELL

BOWFIELD ROAD

Part Exchange available. The Carnell is a striking four bedroom detached townhouse built by the highly regarded Milestone Developments and situated in an exclusive development which would make an ideal home for a wide variety of purchasers looking for their ideal home. Inside the stunning property, you will find exceptional design and an inspired layout over three levels. The property itself provides a highly successful marriage of proportioned apartments which is fit for today's modern living. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On the ground floor, you will find an impressive bright and airy formal lounge which is pleasantly located to the front and flooded with natural light. The dining kitchen will be beautifully fitted to include modern floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace that will be complete with a host of integrated appliances. It will be easy to imagine the evenings of fine dining this zone will play host to. It is further enhanced with bi-fold doors which allow you to invite outside in. A WC thereafter completes the accommodation on this level.

The first floor level comprises of three good sized bedrooms. All of which are further enhanced with built-in storage. The modern family bathroom suite completes the accommodation on this level. The second floor boasts the bright and airy master bedroom featuring an envious en-suite and is also complimented with a dressing room. This room has a range of furniture configurations and space for additional free standing furniture if required.

To the front of the property you will find a block paved driveway providing off road parking for a number of vehicles. This family home is highly energy efficient and the specifications will include double glazing and gas central heating for additional comfort.

PLEASE NOTE: ALL IMAGES OF THE PROPERTY ARE CGI AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.



SPECIFICATIONS

- High quality kitchen units with choice of doors, handles, worktops and upstands.
- Integrated appliances to include gas hob, electric oven and extractor hood.
- Contemporary white sanitary ware with chrome fittings.
- Extensive choice of wet wall to showers, tiling above baths and tiled splash back above sinks.
- Internal walls and ceilings painted white throughout.
- Mains supply smoke detectors and CO detectors.
- Moulded skirting and architraves.
- Painted internal doors with quality ironmongery.
- Comprehensive range of electrical sockets, switches, TV and telephone points.
- Gas central heating.
- All front gardens to be turfed and rear gardens topsoiled.
- Composite front doors.
- UPVC double glazed windows with lockable system.
- Boundary fencing to side and rear.
- Feature external lighting to front and rear doors.
- Driveways tastefully finished in monoblock paviors.
- Garage where applicable.
- Bi-fold doors where applicable.
- NHBC 10 year warranty.



THE CARNELL

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.57m (15') x 3.89m (12'9")
Kitchen/Dining Room	6.71m (22') x 3.05m (10')

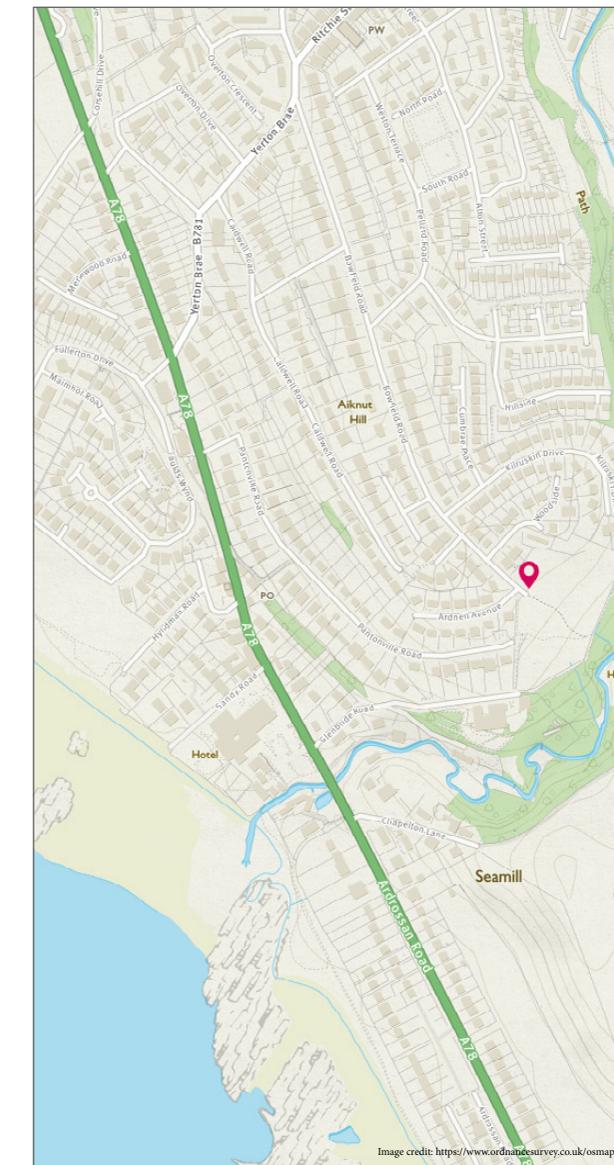
First Floor

Bedroom 2	3.89m (12'9") x 3.38m (11'1")
Bedroom 3	3.05m (10') x 3.05m (10')
Bedroom 4	3.06m (10') x 3.05m (10')
Bathroom	2.92m (9'7") x 2.01m (6'7")

Second Floor

Bedroom 1	5.33m (17'6") x 3.35m (11')
En-suite	1.93m (6'4") x 1.93m (6'4")
Dressing Area	3.48m (11'5") x 1.57m (5'2")

Part Exchange available, 10 year NHBC warranty and a choice of quality finishes throughout including Magnet Kitchens and Porcelanosa Tiles.





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Part
Exchange
Available

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