Detached Bungalow

16 Hyndman Road, Seamill, West Kilbride, KA23 9NL

Taylor & HENDERSON

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Viewing:
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on 01294 606700

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This impressive Extended Detached Bungalow has been upgraded and maintained by the present owners to an exceptionally high specification and occupies an enviable position only yards from the beach, within the much admired seaside village of Seamill boasting stunning views across the Firth of Clyde to Arran and beyond.

This delightful property offers contemporary, well proportioned accommodation on a versatile layout and is presented to the market in true walk-in condition. The accommodation on offer comprises welcoming Reception Hallway, Lounge with feature black limestone fireplace with oak timber mantel and living flame gas fire in lounge, well-appointed Kitchen offering an array of floor-standing and wall mounted units complimented by ample granite worktop surfaces. The stylish Kitchen open plan to Dining /Family room, Conservatory, three double Bedrooms and Luxury Family Bathroom with 4 piece suite comprising walk in shower cabinet, free standing bath, wc and wash hand basin are all on the ground level. The upper level offers a Sitting Room, a generous Master Bedroom and a Shower Room.

Features include quality fixtures and fittings including oak hardwood flooring and oak internal timber doors, double glazing and security alarm system. On the ground level the heating is provided by a recently installed underfloor warm water heating system with individual electronic programmable thermostatic room controls. The heating for the upper level is provided by radiators which can be controlled by a wireless thermostat.

The garden ground to the front of the property is bounded by a low brick wall and laid out for easy maintenance. A generous driveway to the side of the house leads to the double garage and provides off street car parking for several vehicles. To the rear the most attractive landscaped, walled, garden ground lies mainly under lawn with a variety of plants, shrubs, trees and features a raised timber decking area with a slabbed patio at lower level.

The coastal village of Seamill and nearby West Kilbride, offer a variety of local amenities including primary school, train station, golf course, beach, restaurants and leisure facilities and is also well located for road and regular rail links to Glasgow City Centre and all West Coast towns.

Internal inspection highly recommended in order to appreciate this fine family home.

ENERGY EFFICIENCY RATING: D

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measurements

Hallway	
Lounge	16'9 x 13'1
Kitchen	13'2 x 12'2
Dining Room	13' x 12'2
Conservatory	16'3 x 12'2
Bedroom 2	14' x 12'1
Bedroom 3	12'2 x 11'2
Bedroom 4	11'11 x 9'10
Family Bathroom	12'8 x 7'7
Upper Level	
Sitting Room	25'3 x 17'10
Master Bedroom	28'6 x 17'8
Shower Room	8'7 x 6'2

features

Delightful Family Bungalow
Upgraded and Maintained to Exceptionally High Specification
Close to Shore
Stunning Views
Versatile Accommodation
4 Public Rooms
4 double Bedrooms
Luxury Family Bathroom on Ground Level
Shower Room on Upper Level
Gas Central Heating
Double Glazing
Quality Fixtures & Fittings
Generous Driveway
Double Garage

extras included

All carpets, floorcovering, blinds, light fittings, integrated dishwasher

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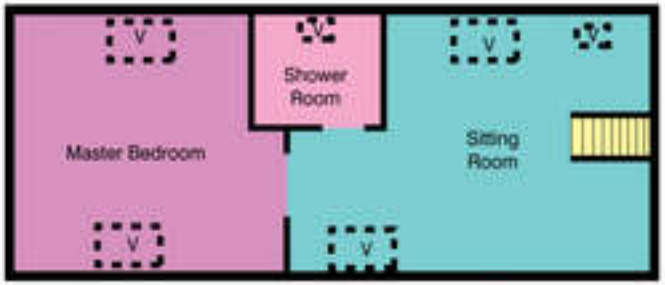
travel directions

Travelling along the A78 Ardrossan Road heading into West Kilbride passing the Seamill Hydro Hotel on the left hand side. Turn second left into Hyndman Road and follow the road along. No 16 is situated at the foot of the road on the left hand side.

viewing

Through solicitors on 01294 606700 and fax 01294 464827.
Evenings: GSPC Call Centre 5pm-9pm, Saturdays 12.30pm-4pm and Sundays 10am-4pm on 0141 572 4106.
E-mail jkean@taylorandhenderson.co.uk

DISCLAIMER
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floor plans are indicative only - not to scale.

GSPC PROPERTY

GSPC Ref: 196679