

# 3 CARLUNG HOUSE

CARLUNG ESTATE, WEST KILBRIDE, NORTH AYRSHIRE



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A beautifully spacious two-bedroom apartment within an impressive B Listed Mansion House.

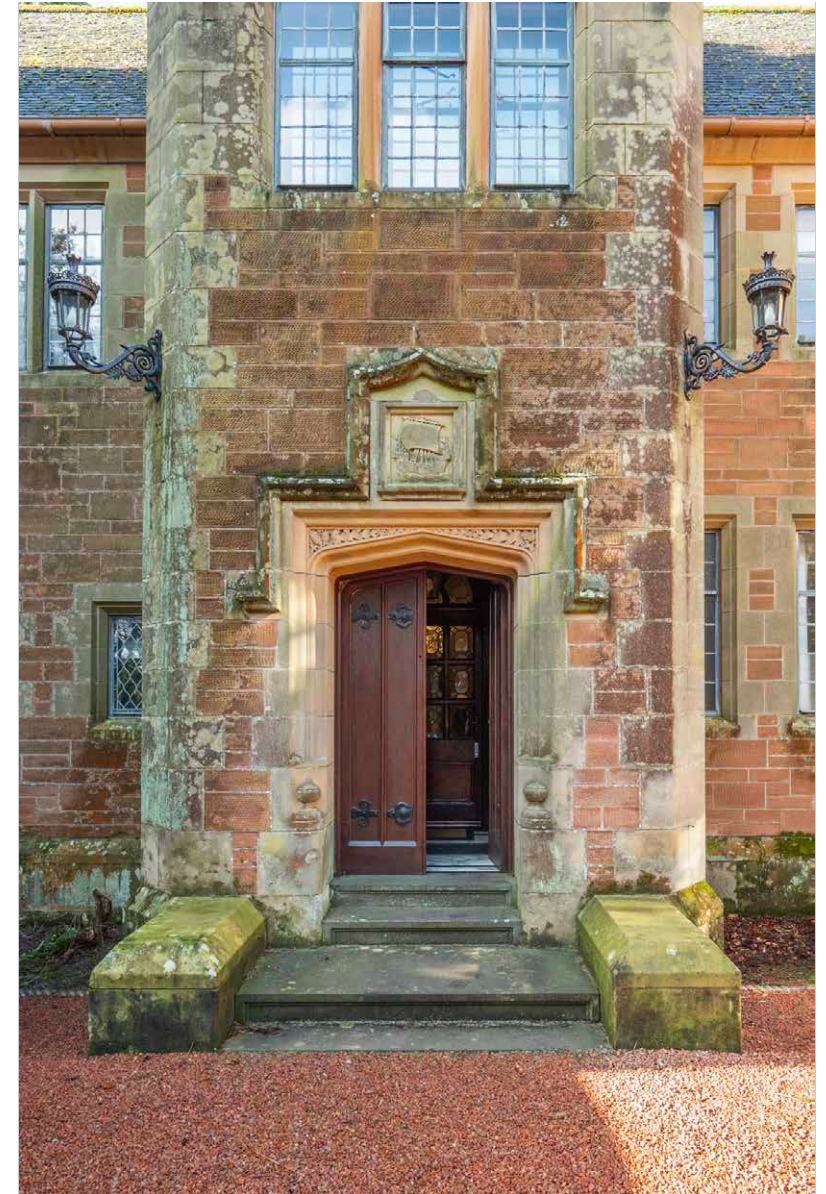
West Kilbride 1 mile ■ Largs 6.5 miles ■ Glasgow 34 miles

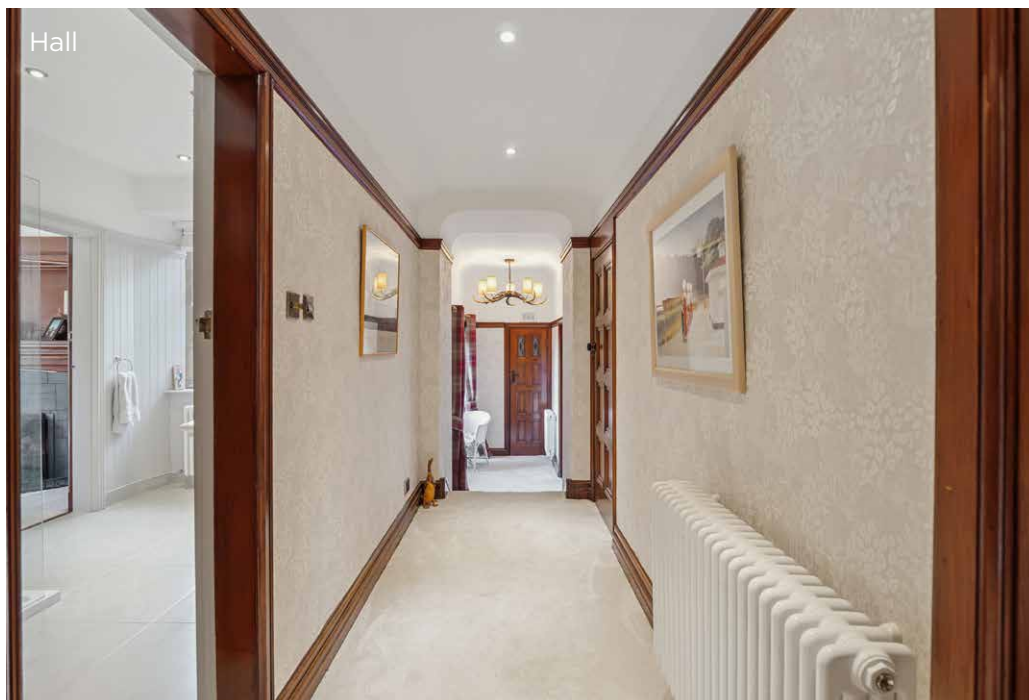
- Living Room, Two Bedrooms, Kitchen/Diner, Shower Room.
- Well-presented and filled with natural light.
- High quality fixtures and fittings with lovely bespoke fitted kitchen.
- Extensive shared garden grounds.
- Garage.
- Idyllic rural setting on the edge of West Kilbride.

Offers over £275,000

**Galbraith**

Ayr  
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Hall



Living Room

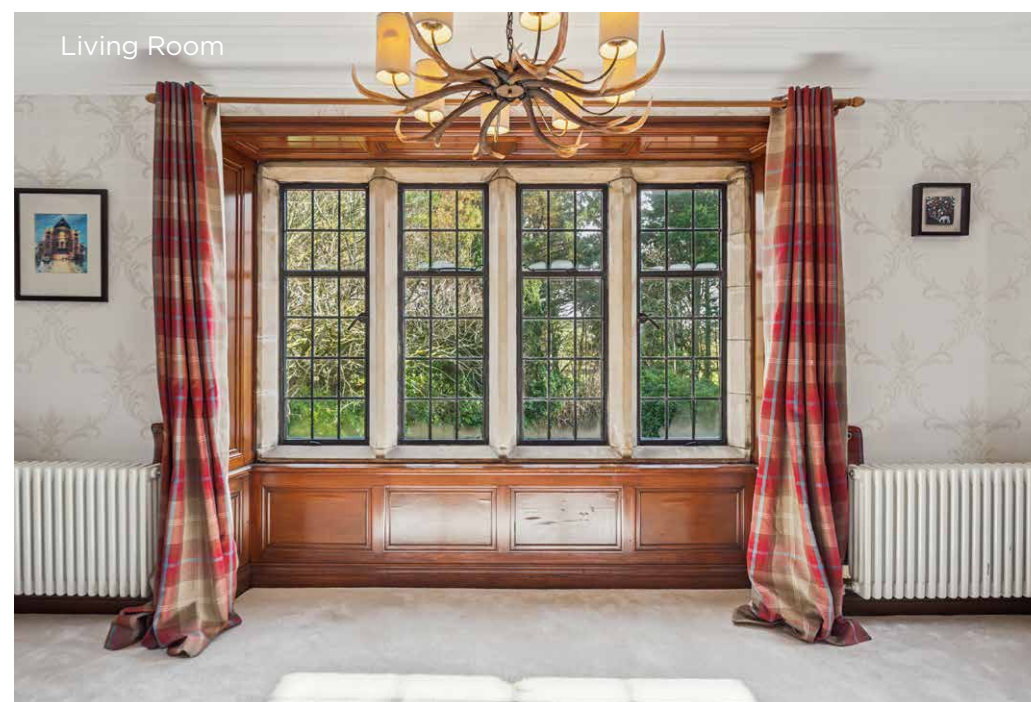
### SITUATION

3 Carlung House is a charming, spacious and well-presented first floor apartment in Carlung House, nestled within a fabulous woodland setting at Carlung Estate. Located about 1 mile north west of the picturesque town of West Kilbride (Scotland's only Craft Town), hosting a wide range of amenities including local primary school, doctors surgery, sports facilities including tennis club and The Seamill Hydro with leisure club and swimming pool. The Barony Centre, set within a restored church is home to a café, gallery shop and craft exhibition centre. West Kilbride has a main line railway station to Glasgow with regular connections, and the A737 allows road access to Glasgow Airport and the M8. There is an abundance of countryside walks in and around West Kilbride including the Ayrshire Coastal Path which leads along the shoreline from West Kilbride to Portencross together with beautiful sandy beaches which have superb views of the Firth of Clyde and coastline to Arran and there are fabulous views from Law Hill. Portencross (about 2 miles west) is a small hamlet with a harbour, castle and pier with lovely views over the Firth of Clyde and many seabirds including Black Guillemot, Oystercatchers and Cormorants can be seen. The Firth of Clyde offers some of the most scenic coastal sailing in the country and there are marinas and chandlery services at Largs and Inverkip.

### DESCRIPTION

Located on the first floor of Carlung House, an imposing B Listed mansion house, No. 3 Carlung stands in an enviable location in a private parkland setting. The property comprises kitchen/diner, living room, master bedroom, shower room (also connected to the master bedroom), second bedroom and utility area.

The original Carlung House was destroyed by fire in 1902 and a completely new and much larger Elizabethian Manorial House was built in 1930-32. The house was built by James Austen Laird for his uncle, Robert Barr, a shipping and whisky magnate. During the late 1970s, the house was converted into five apartments. Constructed of red Northumberland stone with sandstone dressings, it retains many original features including Austrian oak panelling and lead lined windows and over the entrance door is a carved Viking ship. The private parkland gardens include some fine specimen conifers and rhododendrons.



Living Room

ACCOMMODATION

First Floor: Living Room, Kitchen/Diner, Two Bedrooms, Shower Room, Utility area.

The spacious and well-presented accommodation, has many fine features including wood panelled walls, hardwood doors with stain glass panels and attractive coving. There is a secure communal hallway, and the apartment is entered from the first floor. The well-proportioned living room has a feature fireplace with open fire, decorative coving, the kitchen/diner designed and built by Murray and Murray, has a range of lovely fitted wall and base units, Belfast sink, integrated appliances including fridge, freezer, dishwasher and wine cooler. There is a built in breakfast bench with plinth heater, Falcon oven range cooker, tiled splashback and flooring, Bluetooth ceiling audio system. The shower room as a generous walk-in shower, tall electric radiator, tiled floor, painted panelled walls, w.c. and sink with built-in storage. This leads to the lovely master bedroom with triple aspect, open fire, bay window and freestanding bath overlooking the private estate gardens. There is a further double bedroom with useful storage, which would make an excellent home office/study and utility area with plumbing for washing machine and sink.

GROUNDNS

Carlung House is approached by a lovely tree lined driveway which then leads to a stone chipped parking area with space for multiple vehicles. There are beautiful wooded communal grounds which provide the residents of Carlung House with a peaceful private parkland setting which also boasts a variety of wildlife including many woodland birds, deer and squirrels.

3 Carlung House has the convenience of a garage (with power), providing ample storage options.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage                        | Tenure   | Heating                                    | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|---------------------------------|----------|--------------------------------------------|-------------|-----|-----------|--------|
| Mains | Mains       | Private drainage to septic tank | Freehold | Oil fired central heating and 2 open fires | G           | F38 | FTTC*     | Yes    |

\* Fibre To The Cabinet

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> There is no risk of flooding at 3 Carlung House.

DIRECTIONS

At West Kilbride, from the junction at Portencross Road / B7048 Crosshill Brae, proceed north on Irvine Road towards Largs and the entrance to Carlung Estate is on the left hand side after about 0.28 miles. Proceed along the drive and turn left at the bend on to Carlung House.

3 Carlung House, Carlung Estate, West Kilbride, North Ayrshire, KA23 9PU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/presenter.warned.trick>

SOLICITORS

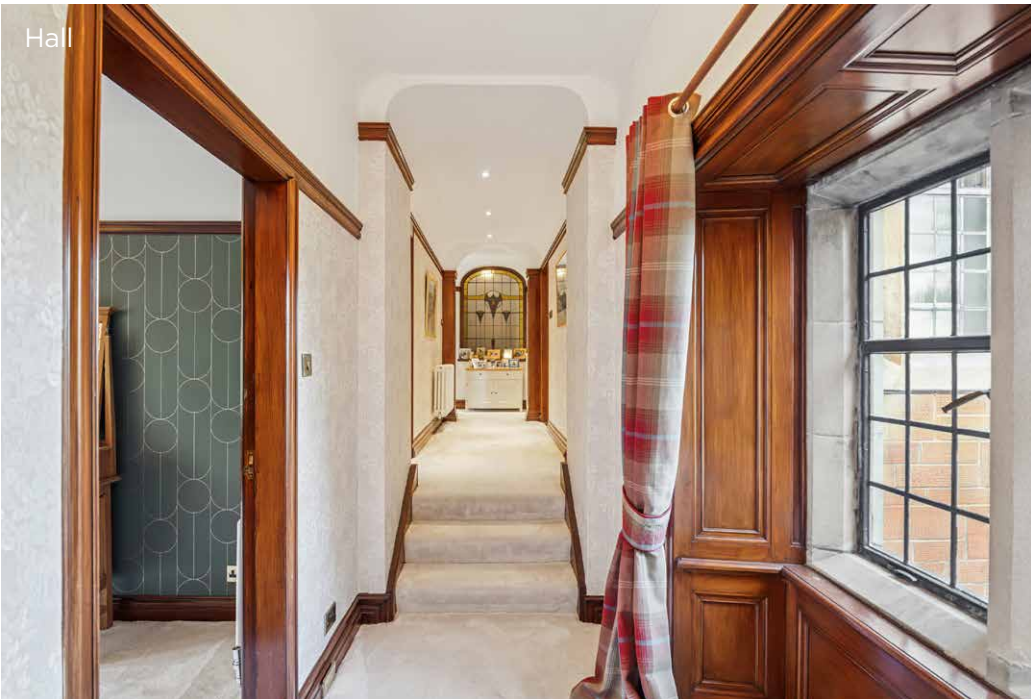
Nellany & Co, 35 Chapelwell Street, Saltcoats, KA21 5EB, Tel: 01294 464175

LOCAL AUTHORITY

North Ayrshire Council Cunninghame House Irvine KA12 8EE Tel: 01294 310000

FIXTURES AND FITTINGS

Fitted carpets, blinds, curtains and the light fittings are included in the sale. No items are included unless specifically mentioned in these particulars.



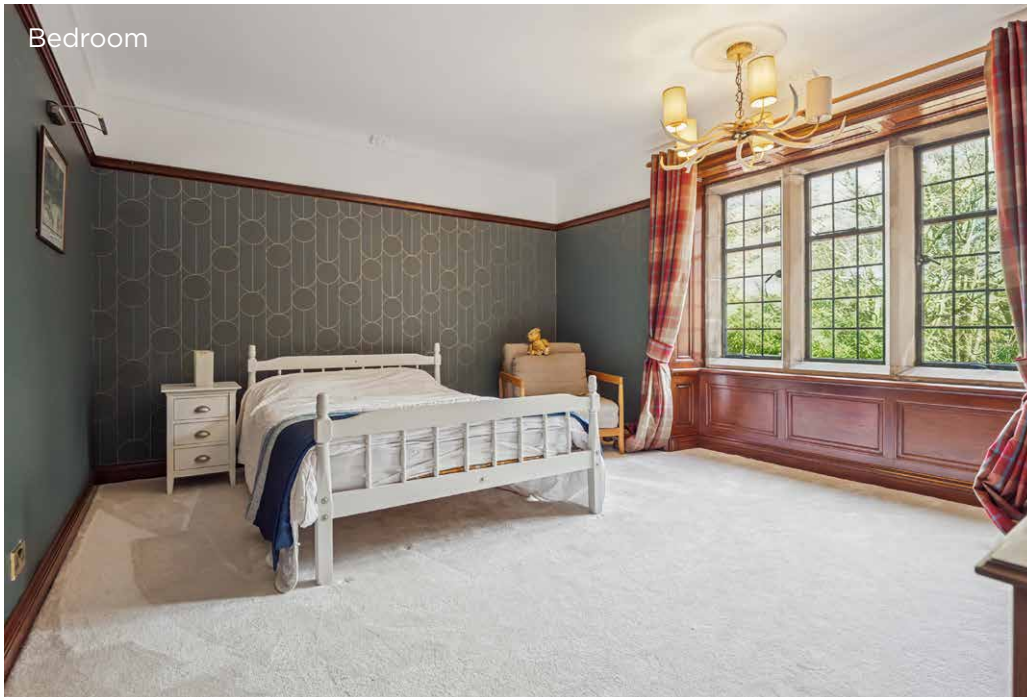
Master Bedroom



Master Bedroom



Bedroom



View



**VIEWINGS**

Strictly by appointment with the Selling Agents.

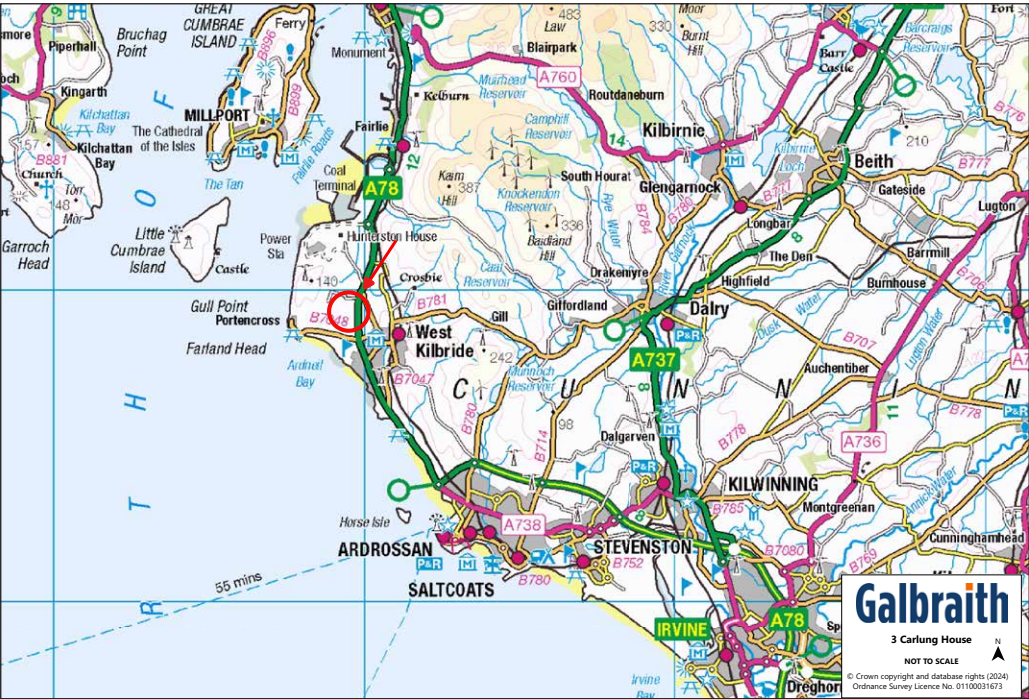
**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

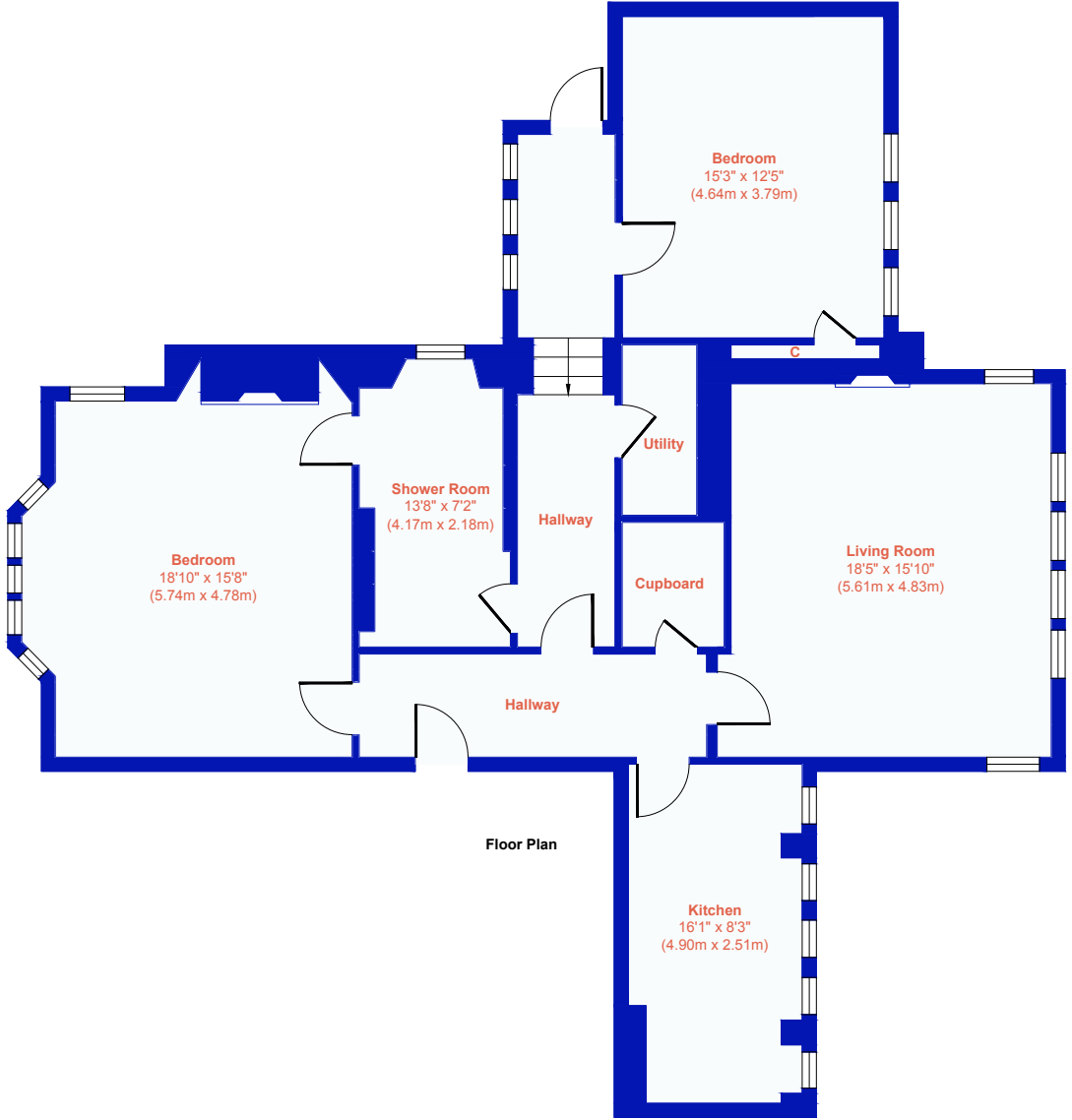
Failure to provide required identification may result in an offer not being considered.

**HEALTH & SAFETY**

Appropriate caution should be exercised at all times during inspection.



3 Carlung House, Carlung Estate, West Kilbride



Approx. Gross Internal Floor Area 1274 sq. ft / 118.35 sq. m

Illustration for guidance only, measurements are approximate, not to scale.  
Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2025.



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