



3 CARLUNG HOUSE

CARLUNG ESTATE, WEST KILBRIDE, NORTH AYRSHIRE



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A beautifully appointed 2 bedroom apartment within a magnificent B Listed Mansion House.

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

Offers Over £295,000

- 1 reception room, 2 bedrooms, kitchen/diner, shower room.
- Exceptionally spacious and immaculately presented with bespoke fitted kitchen.
- Extensive shared garden grounds.
- Garaging.
- Idyllic rural setting.
- Sought after location on the edge of West Kilbride.

Galbraith

Ayr
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 OnTheMarket



Living Room



Kitchen/Diner



SITUATION

No 3 Carlung House is an exceptionally spacious and beautifully presented first floor apartment in Carlung House, nestled within a lovely wooded setting at Carlung Estate. Located about 1 mile from Scotland's only Craft Town, West Kilbride, which offers a full range of amenities including primary schooling, doctor's surgery, shops and services and a variety of sporting facilities. The Barony Centre, set within a restored church is home to a craft exhibition centre, gallery shop and café. There are beautiful sandy beaches at West Kilbride and Portencross (2 miles west) is a small hamlet with a harbour, castle and pier with magnificent views of the Firth of Clyde and coastline. For wildlife enthusiasts, Black Guillemot, Oystercatchers and Cormorants are just some of the sea birds which can be seen. Seamill Hydro Hotel is about 3 miles distant with leisure club and swimming pool. The Ayrshire coastline is renowned for its range of outdoor activities including golf courses which include Royal Troon, Prestwick, Turnberry and Largs and West Kilbride Golf Club, Seamill (1.2 miles). The popular Ayrshire Coastal Path leads along the shore from West Kilbride to Portencross towards Hunterson and on to Largs. There are also some fabulous sea views from Law Hill which sits above the town. The Firth of Clyde offers some of the most scenic coastal sailing in the country and there are marina and chandlery services at both Largs and Inverkip. Main line rail services run from West Kilbride to Glasgow and the A737 allows road access to Glasgow Airport and the M8 into Glasgow City Centre.

DESCRIPTION

3 Carlung House is a stunning first floor apartment in this imposing B Listed mansion house. With thoughtfully designed and luxurious accommodation, the property briefly comprises a kitchen/diner, living room, master bedroom, shower room (also connected to the master bedroom), 2nd bedroom and utility.

The original Carlung House was destroyed by fire in 1902 and a completely new and much larger magnificent Elizabethan Manorial House was built in 1930-32. The property was split into 5 spacious apartments into the current arrangement in the 1970's. Constructed of red Northumberland stone

with sandstone dressings the property retains many original features including Austrian oak panelling and lead lined windows and over the entrance door is a carved Viking ship.

ACCOMMODATION

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

The property offers spacious and immaculately presented accommodation, arranged over the first floor of this impressive property. With many character features including panelled walls, hardwood doors complete with stained glass and deep coving. Accessed via a secure communal hallway, the apartment is entered through a hall, the super kitchen/diner which has been carefully planned and designed by Murray and Murray with a range of tasteful fitted wall and base units, integrated appliances including freezer, fridge, dishwasher and wine cooler, with Belfast sink, tiled splashback, tiled floor and Bluetooth ceiling audio system, there is a cosy breakfast bench seating area with plinth heater. The spacious shower room has a large walk-in shower, electric flat towel radiator, tiled floor, w.c. and sink with built in bathroom storage units. This leads to the generous master bedroom with open fire, bay window and curved bath. The impressive living room has magnificent views over the estate gardens and a fabulous open fire. There is a second double bedroom which would make an excellent home office, utility area with plumbing for washing machine, tumble drier and sink and a useful storage cupboard is situated off the hall.

GARDEN (AND GROUNDS)

Externally the property benefits from a garage complete with power which was built in 2018. Carlung House is approached by a tree lined driveway which leads to a large stone chipped parking area with parking space for multiple vehicles. The wooded communal grounds are extensive and provide the residents of Carlung House with a peaceful parkland setting which boasts a wealth of wildlife including a variety of birds and some deer. There is an area of private grounds belonging to 3 Carlung House.

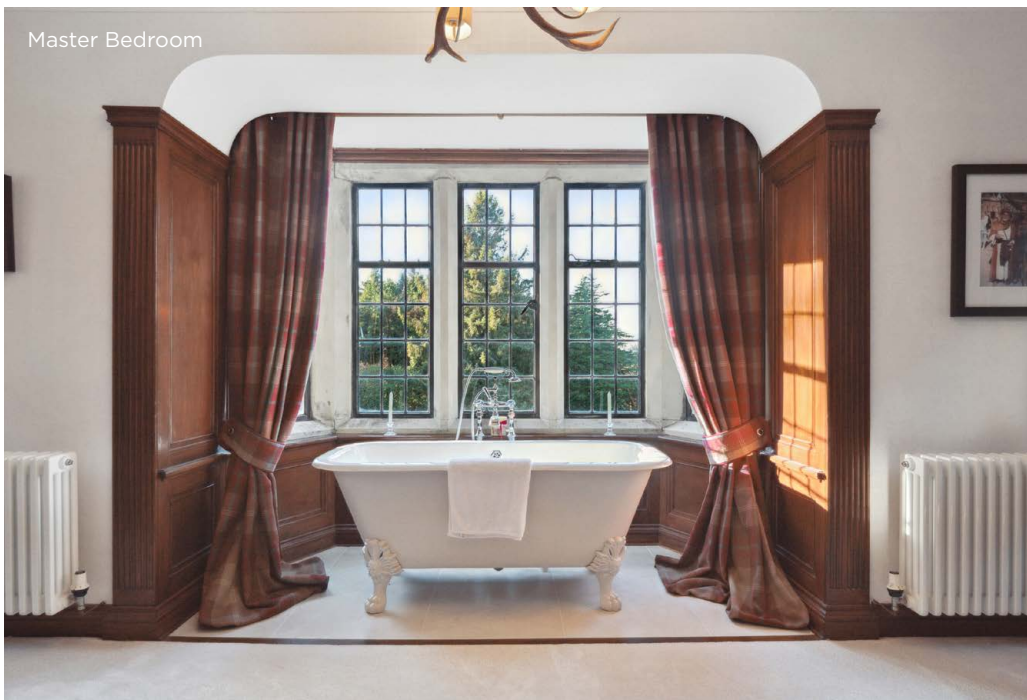
Master Bedroom



Master Bedroom



Master Bedroom



Bedroom



GARAGE

Single garage with up and over door, power.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Broadband	Council Tax	EPC
3 Carlung House	Mains	Mains	Private drainage to septic tank	Freehold	Oil fired central heating and 2 open fires	Fibre broadband	Band F	C77

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.

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/uses.schematic.resettle>

SOLICITORS

Wallace Hodge & Co, 6 Burns Statue Square, Ayr, KA7 2EA, Tel: 01292 611177

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

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

The falcon range, light fittings in the master bedroom and living room are excluded from the sale, and may be available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

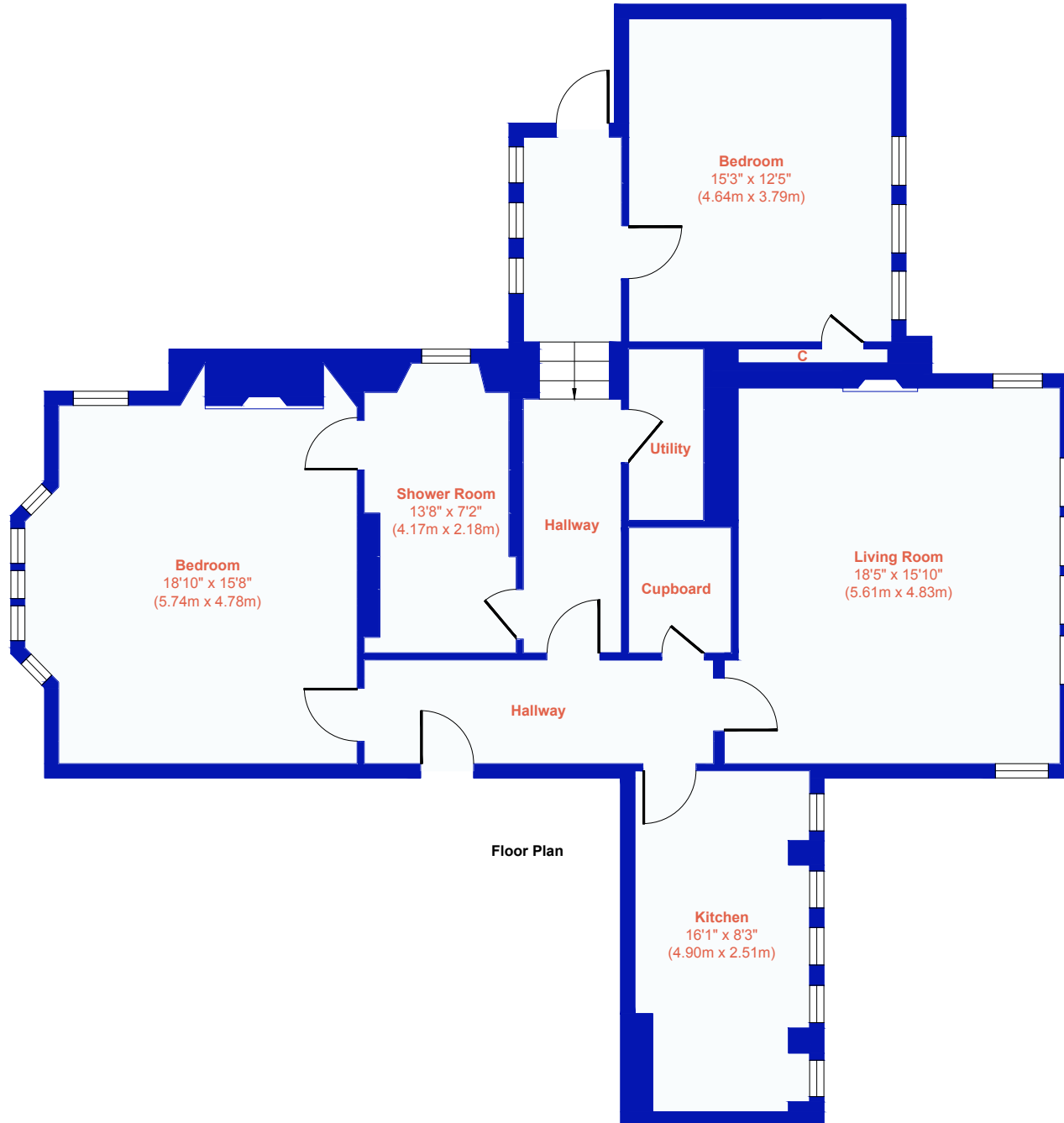
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



3 Carlung House, Carlung Estate, West Kilbride



Floor Plan

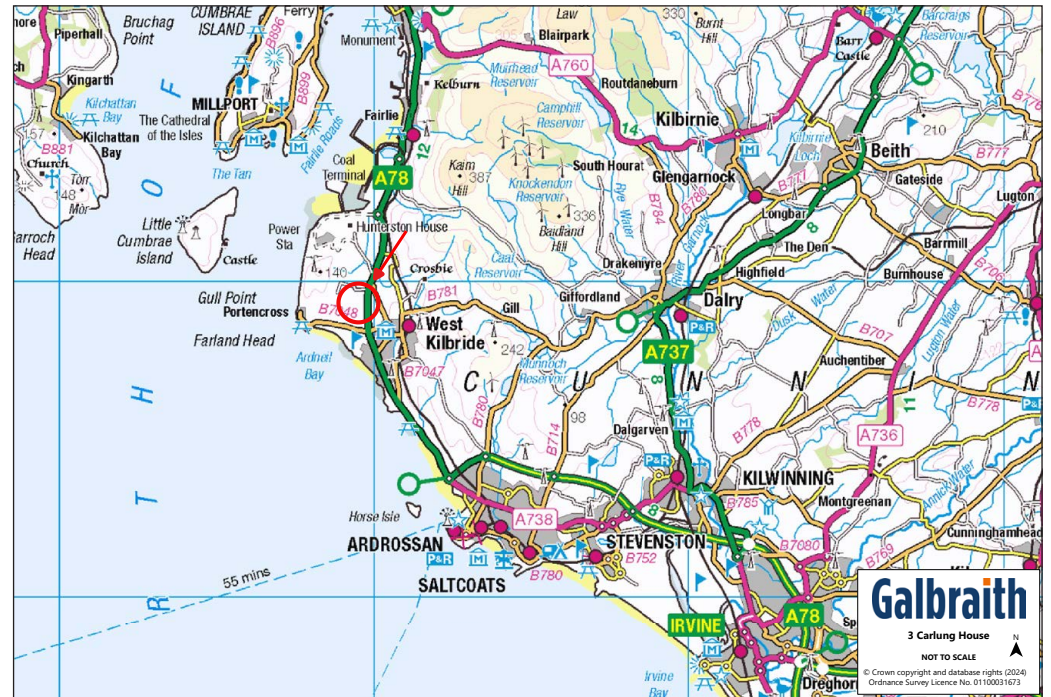
Approx. Gross Internal Floor Area 1274 sq. ft / 118.35 sq. m

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 January 2024





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