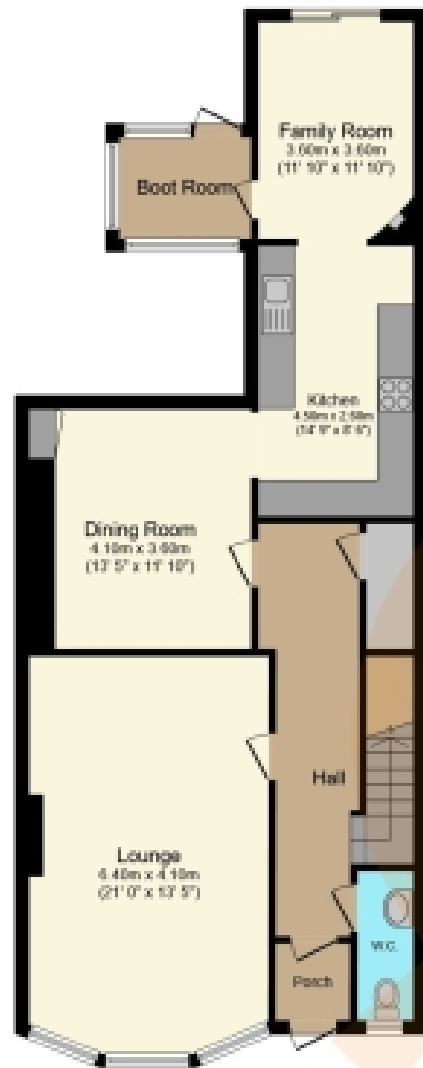




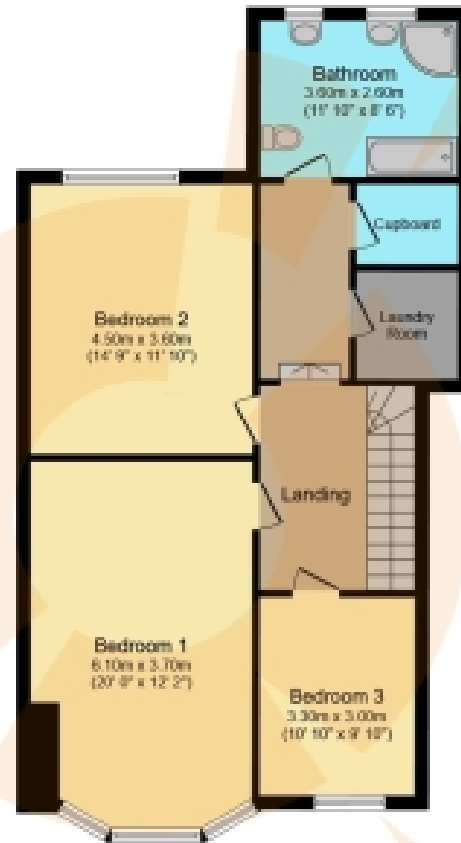
**64 Eglinton Road, Ardrossan**

**Offers Over £269,995**





**Ground Floor**  
 Floor area 86.9 m<sup>2</sup> (935 sq.ft.)



**First Floor**  
 Floor area 77.5 m<sup>2</sup> (834 sq.ft.)



**Garage**  
 Floor area 24.4 m<sup>2</sup> (263 sq.ft.)

**TOTAL: 188.8 m<sup>2</sup> (2,032 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Welcome to No. 64 Eglinton Road – a stunning semi-detached Victorian Villa in the sought-after coastal locale of Ardrossan.

Sitting on an imposing corner plot, the property benefits from a gated driveway and garage offering safe off- street parking and allowing the presence of the property to be unencumbered. The elegant tone of the property is set immediately on entry into the welcoming porch with striking encaustic floor tiles. This leads to a very welcoming entrance hallway, decorated stylishly with neutral and soft turquoise tones and a sweeping wooden staircase leading you to the upper floor.

The family lounge is exceptionally spacious with a relaxed feel, full of period features not limited to ceiling rose, cornicings and original wooden ingos. The lounge features a focal point fireplace, housing the first of two charming multi fuel stoves. Masses of natural light flows in throughout the day, through the large, front facing bay window formation, and white shutters compliment the window perfectly.

Further down the hall, you arrive at the generous formal dining room, the perfect place for entertaining guests and hosting parties, especially around the holiday season! The soaring ceilings, wooden floors and large rear facing window add to the elegant feel of this room. This room flows seamlessly into the striking kitchen.

This kitchen has real impact! With chic, high-gloss grey cabinetry, complementing the large, modern white tiles, the kitchen has a calm, sophisticated look. The open-plan kitchen is extended and boasts an airy, contemporary family area with elegant wide patio doors leading to the delightful manicured rear garden. There is a warm, sociable atmosphere in this area with the second of the wood burning stoves in the family area. There is a rear porch / boot room leading to the fully walled, landscaped garden. Completing the ground floor is the convenient downstairs w.c.

On ascending the staircase, you are struck by the amount of natural light pouring in thanks to the large, glass skylight, inviting you onto the upper floor. Here you will find three generously proportioned double bedrooms. Bedroom one benefits from the same bay window formation as the lounge and boasts ornate cornicing.

There are two convenient large cupboards within the first floor, which are being cleverly utilised as a laundry room by our clients.

Completing the interior is a superb, five-piece family bathroom, comprising of a luxurious walk-in corner shower, a contemporary curved edge bath, w.c. and a ceramic dual wash hand basin with an Art Deco feel to the striking vanity unit. This spacious bathroom is wonderfully finished with half height white tiling and elegant mosaic tile trim.

The space and character of this property must be viewed to be truly appreciated. Offering stunning views of the sea and views towards Arran, with photo worthy sunsets, from the front of the property and a beautifully landscaped rear garden - which is fully walled, protecting from wind - creating a perfect space for dining alfresco on a warm summers' day, this Victorian semi-detached Villa offers a high standard of living.

The property further benefits from gas central heating and double glazing throughout.

Ardrossan has a range of amenities including several community centres, a library and a well-known supermarket. Ardrossan's main street is home to a host of shops and eateries. Ardrossan marina boasts fabulous views of Arran and beyond. Transport links can be found in abundance in Ardrossan, with several bus routes and two train stations which will get you into Glasgow City Centre in under 40 minutes.

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