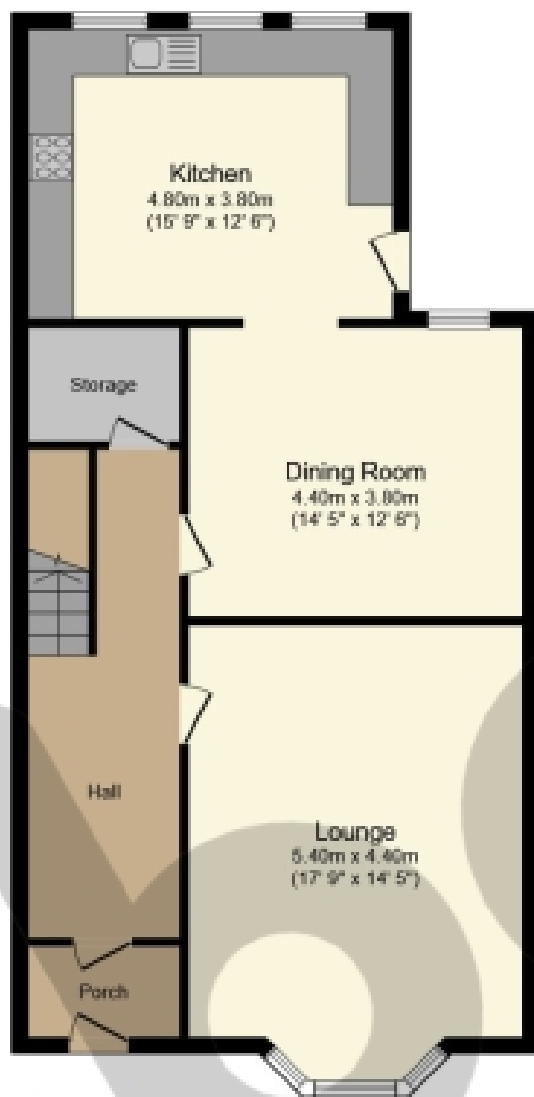




20 Eglinton Road, Ardrossan

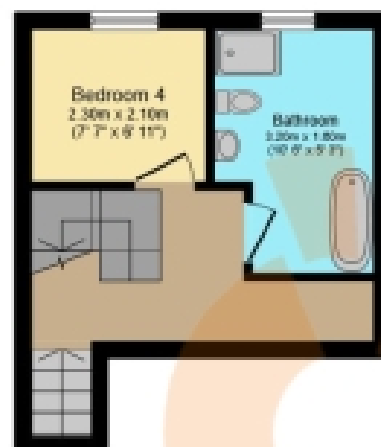
Offers Over £199,500





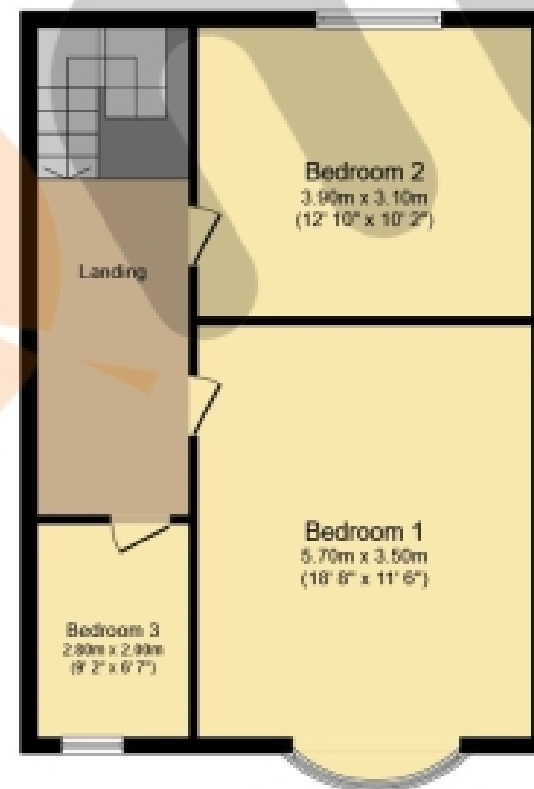
Ground Floor

Floor area 80.2 sq.m. (863 sq.ft.)



First Floor

Floor area 19.4 sq.m. (209 sq.ft.)



Second Floor

Floor area 61.4 sq.m. (661 sq.ft.)

Total floor area: 161.0 sq.m. (1,733 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

THE PROPERTY

**** NEW COMPETITIVE ASKING PRICE ** CHARMING SANDSTONE HOME OVER 3 LEVELS ** FOUR GENEROUS BEDROOMS ** WELL APPOINTED KITCHEN & CONTEMPORARY BATHROOM ** FULLY LANDSCAPED REAR GARDEN ** PERFECT FAMILY HOME **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

No.20 Eglinton Road welcomes you! This charming sandstone property is ideally situated in the seaside town of Ardrossan, making it the perfect family home, close to a host of great local amenities, transport links and schools.

The front of the home is kept fabulously low maintenance, with decorative stone chipping and a paved pathway welcoming you to the front entrance. The property is filled with charming period features and masses of character spread across three levels. You're welcomed into the impressive family lounge, boasting generous dimensions, a large bay window and traditional fireplace for a delightful warmth.

The well-appointed kitchen features matte black base and wall-mounted cabinetry, with contrasting granite effect countertops that continue onto the breakfast bar. The kitchen further benefits from ample space for freestanding appliances where desired. Off the kitchen is the dining room; offering a flexible living space for the family to enjoy.

Moving to the first floor where Bedroom Four and the Family Bathroom are located. Bedroom Four offers a highly versatile area with the potential of a home office or library. The contemporary four-piece bathroom features a W.C., wash hand basin, large walk-in shower cubicle and a standalone bath.

Onto the top floor are three generous double bedrooms with Bedroom One boasting a charming bay window formation.

The rear garden is fully enclosed and beautifully landscaped, it features both a paved and lawn section, making it an ideal space for children and pets alike.

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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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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