



44 Montfode Court, Ardrossan

Offers Over £215,000





Floor Plan

Total floor area 108.8 sq.m. (1,171 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** SELDOM-AVAILABLE HOME WITHIN SEASIDE LOCALE ** GENEROUSLY PROPORTIONED THROUGHOUT ** MULTICAR DRIVEWAY & DETACHED GARAGE **** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Nestled in the ever-popular seaside town of Ardrossan, No.44 Montfode Court is a rarely available semi-detached bungalow that seamlessly blends spaciousness with flexible living. This property offers the perfect family home or for those looking to downsize for single-level living. No.44 welcomes you with a decorative stone chipping area and a multicar monobloc driveway leading to the inviting front entrance.

Step inside, the welcoming reception hallway beckons, leads you to the spacious family lounge in the first instance. Bathed in natural light streaming through sliding patio doors, the lounge boasts neutral décor for a relaxing ambiance. The contemporary fitted kitchen is both stylish and efficient, featuring white gloss wall and base mounted units, matching worktops, and a suite of quality integrated appliances, including a five-ring gas cooker, oven, and fridge freezer. Ample space is provided for freestanding appliances and even a dining table if desired.

No.44 offers four generously proportioned double bedrooms, with Bedroom One and Three showcasing excellent in-built wardrobes. Completing the property internally is a bright and airy three-piece shower room featuring a walk-in shower cubicle, W.C., and wash hand basin.

The rear garden is fabulously low-maintenance and fully enclosed for privacy. The sociable patio area beckons, creating the perfect setting for the delightful summer months.

This wonderful home benefits from double glazing, and gas-central heating throughout providing a delightful warmth.

Ardrossan has a range of amenities including several community centres, a library and a well-known supermarket. Ideally located just a short drive to Ardrossan's main street which is home to a host of shops and eateries. Ardrossan marina is less than a 10 minute walk away and 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.

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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