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57 St. Andrews Road
ARDROSSAN, NORTH AYRSHIRE, KA22 7EN



Lounge



Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

57 St Andrews Road is in a sought after location, only a short walk from local amenities and the sandy beaches of Ardrossan. The town of Ardrossan is the last of North Ayrshire's Three Towns, which also includes Stevenston and Saltcoats.

It is a popular town with many local amenities and excellent schools at both primary and secondary level and this town is home to the ruined castle remains on the Castle Hill which allows beautiful views across the bay to Arran and is an ideal picnic spot. There are two beautiful beaches ideal for those who like walking and cycling, located on South Crescent Road and North Crescent Road and

the up and coming harbour area has many new developments including a new supermarket and restaurant. Access to the Isle of Arran is given via ferry links from the harbour side on a daily basis, with frequent crossings and excellent road links and frequent rail links to Ayr, Glasgow and Largs.

The property is twenty minutes from Royal Troon, Old Prestwick, and Dundonald Links Golf Courses, all home of The Open golf tournament. Also, within close proximity is Prestwick International Airport. In under an hour, you can reach the Trump Turnberry Golf Course, also home to The Open, as well as Glasgow International Airport.

57 St. Andrews Road

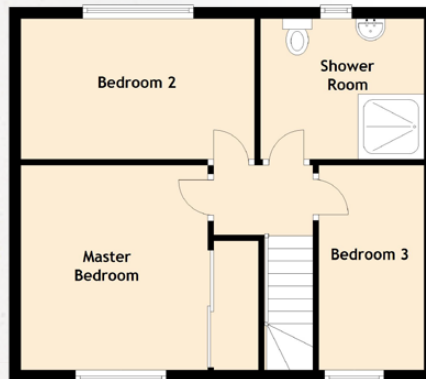
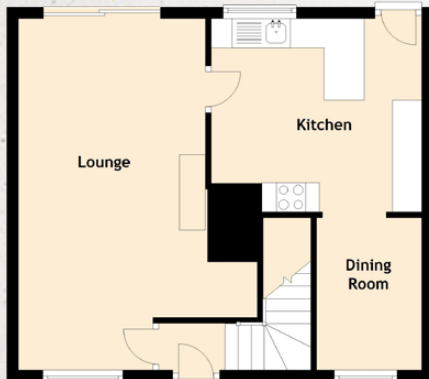
Part Exchange Available. We are delighted to introduce to the market this spacious three bedroom property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway provides access to all rooms on this level. The impressive formal lounge is flooded with natural light from the windows at the front and rear aspect, this area has the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. An added bonus is the separate dining area, which is popular when entertaining friends and family.

The first-floor level has been thoughtfully planned to accommodate three well-appointed bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements, such as a study/hot office for those requiring working from home arrangements. An impressive shower room family completes the impressive accommodation internally.

Externally the property benefits from private garden grounds. The rear garden is a real sun trap and is popular in summer months. The property also features a electric central heating and further double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.





Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.20m (10'6")
Kitchen	3.60m (11'10") x 3.30m (10'10")
Dining Room	2.60m (8'6") x 1.80m (5'11")
Master Bedroom	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	4.00m (13'1") x 2.40m (7'10")
Bedroom 3	3.50m (11'6") x 1.80m (5'11")
Shower Room	2.60m (8'6") x 2.30m (7'7")

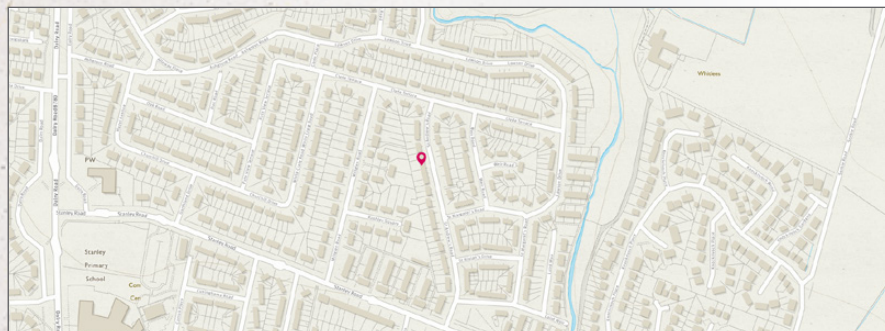


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Gross internal floor area (m²)

82m²

EPC Rating

E

Extras (Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

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Part
Exchange
Available

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