



YOUR MOVE

— J & A Johnston —

PRICE:

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£190,000**

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To your nearest branch

South Beach Way, Ardrossan, Ayrshire



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South Beach Way, Ardrossan, Ayrshire

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DESCRIPTION

Your Move are delighted to present to the market this OUTSTANDING EXECUTIVE DETACHED VILLA located within the PRIME RESIDENTIAL SETTING of South Beach Way, Ardrossan. The beautifully presented accommodation which is set over two levels comprises: welcoming reception hallway, bright contemporary lounge with bay window, generous modern fitted kitchen with dining area, utility room, conservatory, cloakroom/wc, four generous double bedrooms (master with en-suite) and the modern fitted family bathroom which has under floor heating. The property further benefits from a system of gas central heating and is fully double glazed. Mono bloc triple driveway, garage for secure off street parking, security alarm. A rare opportunity to acquire a beautiful family home within coastal setting. Early viewing is essential!

LOCATION

The town of Ardrossan is the last of North Ayrshire's Three Towns, which also includes Stevenston and Saltcoats. It 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. 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. Ardrossan is a popular town with many local amenities and excellent schooling at both primary and secondary levels, excellent road links and frequent rail links to Ayr, Glasgow and Largs.

RECEPTION HALLWAY

Entered via attractive opaque double glazed door, reception hallway allows access to the lounge, kitchen, wc and upper level via carpeted stairwell, generous under stair storage facility, feature alcove, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

LOUNGE

5.56m x 3.63m (18'3" x 11'11")

Bright contemporary lounge, front facing double glazed bay window formation allows natural light in to the room, gas fire inset to marble surround with feature fireplace, carpeted flooring, wall mounted radiator, two ceiling mounted light fittings, tv point, telephone point, power.

KITCHEN/BREAKFAST ROOM

5.18m x 3.10m (17'0" x 10'2")

Fitted with a selection of modern floor standing and wall mounted units which allows ample storage, complimentary work surfaces and splash back tiling, integrated oven, microwave, four ring gas hob, hood, fridge and freezer, inset porcelanosa sink located at rear facing double glazed window formation, feature breakfast bar, vinyl flooring, wall mounted radiator, ceiling mounted spot light fittings, power.

DINING AREA

3.00m x 3.02m (9'10" x 9'11")

Dining area with rear facing double glazed window formation allowing views of the rear garden, vinyl flooring, wall mounted radiator, three ceiling mounted light fittings, power.

WC

2.41m x 0.97m (7'11" x 3'2")

Partially tiled wc fitted with modern two piece porcelanosa suite which comprises; wc, wash hand basin, side facing opaque double glazed window formation, carpeted flooring, wall mounted radiator, ceiling mounted spot light fittings.

CONSERVATORY

3.84m x 2.90m (12'7" x 9'6")

Fully double glazed conservatory, rear facing double glazed french doors lead to the garden, vinyl flooring, wall mounted radiator, ceiling mounted light fitting, tv point, telephone point, power.

MASTER BEDROOM

4.09m x 3.38m (13'5" x 11'1")

Generous master bedroom, front facing double glazed window formation, fitted wardrobe allows ample storage, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, tv point, telephone point, power, access to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.13m x 1.42m (7'0" x 4'8")

Partially tiled, fitted with three piece porcelanosa suite which comprises; wc, wash hand basin, generous shower enclosure with mains shower, side facing opaque double glazed window formation, carpeted flooring, wall mounted radiator, ceiling mounted spot light fittings.

BEDROOM 2

3.89m x 2.59m (12'9" x 8'6")

Generous double bedroom, front facing double glazed dormer window formation, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, tv point, telephone point, power.

BEDROOM 3

3.86m x 3.02m (12'8" x 9'11")

Generous double bedroom, rear facing double glazed window formation, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, tv point, telephone point, power.

BEDROOM 4

3.56m x 2.54m (11'8" x 8'4")

Well proportioned double bedroom, rear facing double glazed window formation, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, tv point, telephone point, power.

FAMILY BATHROOM

Partially tiled, fitted with four piece porcelanosa suite which comprises; wc, wash hand basin, bath, shower enclosure with mains shower, rear facing opaque double glazed window formation, tiled flooring with under floor heating, wall mounted radiator, ceiling mounted light fitting, power.

FRONT GARDEN

Mono bloc triple driveway with lawn area and selection of mature shrubs.

REAR GARDEN

Enclosed with wall and fence perimeter, mainly laid to lawn, paved patio area, selection of mature shrubs, trees and bedding, timber garden shed, gate access to the front of the property, external water tap.

DRIVEWAY/GARAGE

Mono bloc driveway leads to garage accessed via up and over door, internal fitted with light and power.

DIRECTIONS

From our office at 54 Hamilton Street, Saltcoats head south east turning right into Windmill Street, turn right again onto Braes Road then continue to follow the road towards the mini roundabout. Take the first exit onto South Crescent Road then first right into South Beach Way. The property is located on the left hand side of the road.

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:

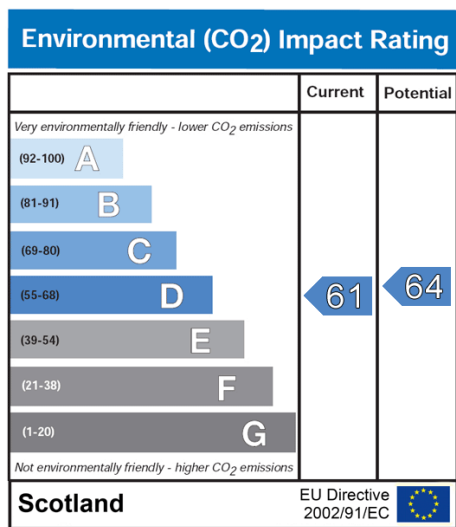
Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

ALL MEASUREMENTS:

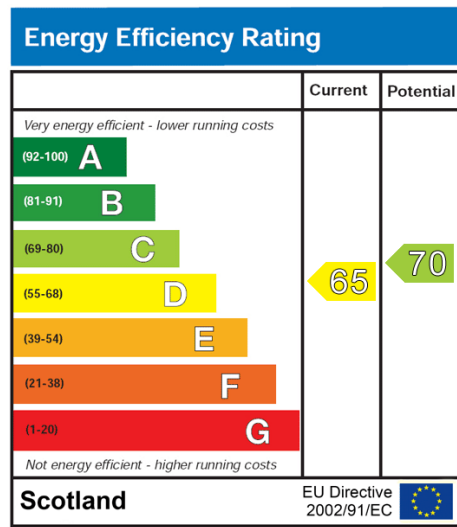
All Measurements are Approximate

LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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OFFICE OPENING HOURS:

Mon-Fri 9:00-17:30 Sat
10:00-13:00



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