



Ardrossan

45 Montgomerie Street, Ardrossan, North Ayrshire, KA22 8HP

Offers in excess of £140,000





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Number 45 is a substantial six bedroom traditional semi detached villa with enclosed gardens and detached garage situated within the popular seaside town of Ardrossan. Although requiring a degree of modernisation throughout, the property offers spacious and very flexible family accommodation over three levels of over 2700 square feet and it is our opinion this particular property would suit a wide range of potential buyers.

In summary, the subjects comprise; entrance vestibule, stunning reception hallway, 17ft formal lounge with bay window, dining kitchen with door access onto the rear gardens plus there are three large rooms to the rear used for storage by the current vendors which could be utilised differently if required. There is also a WC which completes the ground floor accommodation. Stairs rise from the hall to a split level landing which gives access to a further bedroom, bathroom and cloakroom. Stairs continue to the first floor where there are three more bedrooms, master with a stunning outlook to the front.

Stairs rise again to the second floor which hosts two more double bedrooms and an office. As mentioned earlier, depending on the purchasers the layout of number 45 could be reconfigured to suit the occupier.

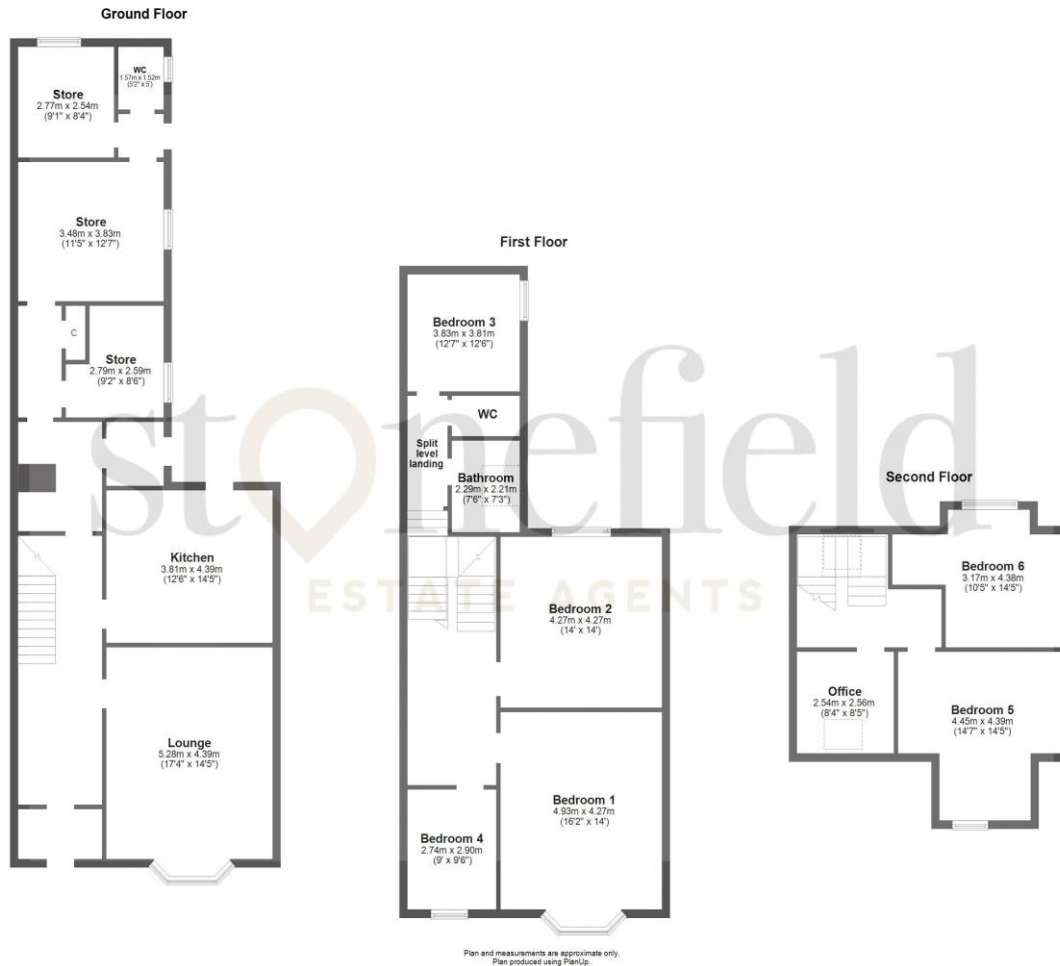
Externally there is on street parking to the front. Further enhancing number 45 is the extensive rear gardens which enjoy a sunny orientation and a degree of privacy. There is also a large detached garage to the rear.

To fully appreciate this substantial family property early viewing is advised.



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Property Ref: 00001641 | EPC: Band D



Dimensions

Ground Floor Lounge 17'4 x 14'5 Kitchen 12'6 x 14'5 Store 9'2 x 8'6 Store 11'5 x 12'7 Store 9'1 x 8'4 WC 5'2 x 5'0 First Floor Bedroom 1 16'2 x 14'0 Bedroom 2 14'0 x 14'0 Bedroom 3 12'7 x 12'6 Bedroom 4 9'0 x 9'6 Bathroom 7'6 x 7'3 Second Floor Bedroom 5 14'7 x 14'5 Bedroom 6 10'5 x 14'5 Office 8'4 x 8'5



Travel Directions

From our office travel north on the A77 towards Monkton taking the second left at the Monkton Roundabout onto the A78. Follow the road ahead on the bypass and turn left when reaching the Montfode Roundabout into Eglinton Road. Turn right into North Crescent Road and continue ahead until the road merges with Montgomerie Street where number 45 is located ahead on the left hand side.

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

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