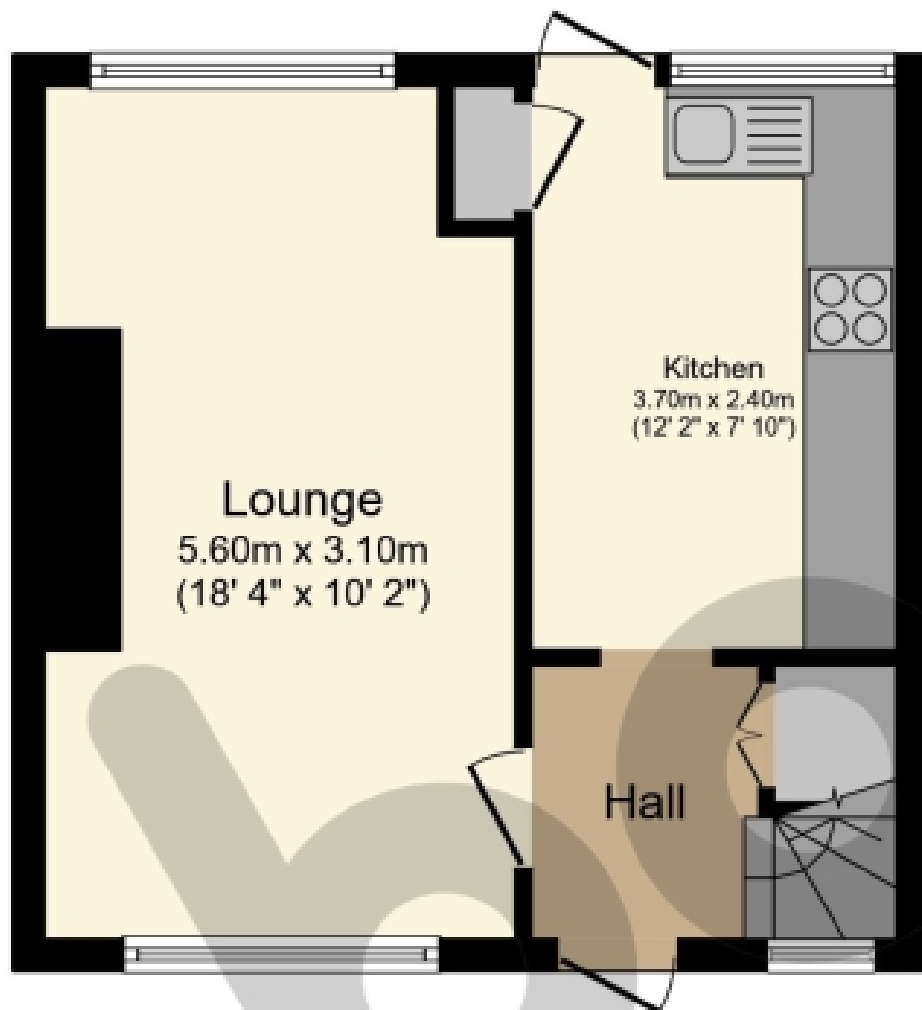




100 Lawson Drive, Ardrossan

Offers Over £85,000





Ground Floor

Floor area 31.4 m² (338 sq.ft.)



First Floor

Floor area 31.4 m² (338 sq.ft.)

TOTAL: 62.7 m² (675 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 *FANTASTIC FIRST-TIME PURCHASE IN POPULAR SEASIDE TOWN* 5 MINUTE DRIVE FROM BEACHFRONT * NEUTRAL DÉCOR THROUGHOUT * WELL-APPOINTED KITCHEN * LOW-MAINTENANCE REAR GARDEN *** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No. 100 Lawson Drive, a fabulous semi-detached home located within the ever-popular seaside town of Ardrossan. The property is ideally situated less than a 5-minute drive from the stunning seaside, excellent amenities and regular public transport links.

To the front of the property is a low-maintenance and fully enclosed garden, predominantly decorated stone chipping with a paved walkway leading to the front door. Upon entering, you're welcomed through a bright and inviting hallway that sets the tone for the property within.

The family lounge is superbly spacious, offering both sitting and dining space for everyone to enjoy. The lounge is tastefully decorated with neutral tones for a warm and relaxing space to unwind.

The well-appointed kitchen is fitted with an array of chic gloss wall and base mounted units paired with oak effect worktops for a stylish and efficient workspace. The kitchen further benefits from quality integrated appliances including a four ring gas cooker, oven and hood as well as space for freestanding appliances where desired.

Into the upper level are two generously proportioned double bedrooms offering fabulous flexible living. Completing the property internally is a pristine, three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear is a low-maintenance and fully enclosed garden space, predominantly laid to lawn; perfect for children and pets alike.

The property further benefits from gas central heating and double glazing throughout.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com