

3/4 Bedroom Traditional Villa

13 BARRIE TERRACE, ARDROSSAN



- Traditional Building
- Period Features
- 2 Public Rooms
- South Facing Rear Garden
- Driveway
- Amazing Potential

Offers Over: £175,000

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Welcome Homes is delighted to present this fabulous semi-detached traditional villa situated within walking distance of the beach, Ardrossan Castle and the town centre.

The property boasts an array of stunning original period features and has high ceilings and tasteful décor throughout.

The accommodation comprises on the ground floor a storm porch with original floor tiles and door to enter the hallway, a spacious lounge with front facing bay window, a formal dining room and a modern kitchen. A grand staircase from the hallway leads to the mid landing and a good sized bathroom, and on to the upper level with 3 bedrooms, being two generous double rooms and a single bedroom.

The property benefits from a large private rear garden which is south facing to enjoy all day sunshine. Planning permission has been granted previously for a rear extension and the plans in this regard are available to view at the property. The front of the property has an enclosed garden and a driveway.

Barrie Terrace is a great location within easy walking distance of the beautiful south beach, lovely nature walks, shopping and transport links. Priced to reflect some remedial work required, this fantastic property offers superb potential and would make an ideal family home or for investors as a rental or holiday let.

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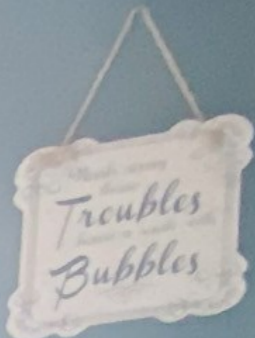






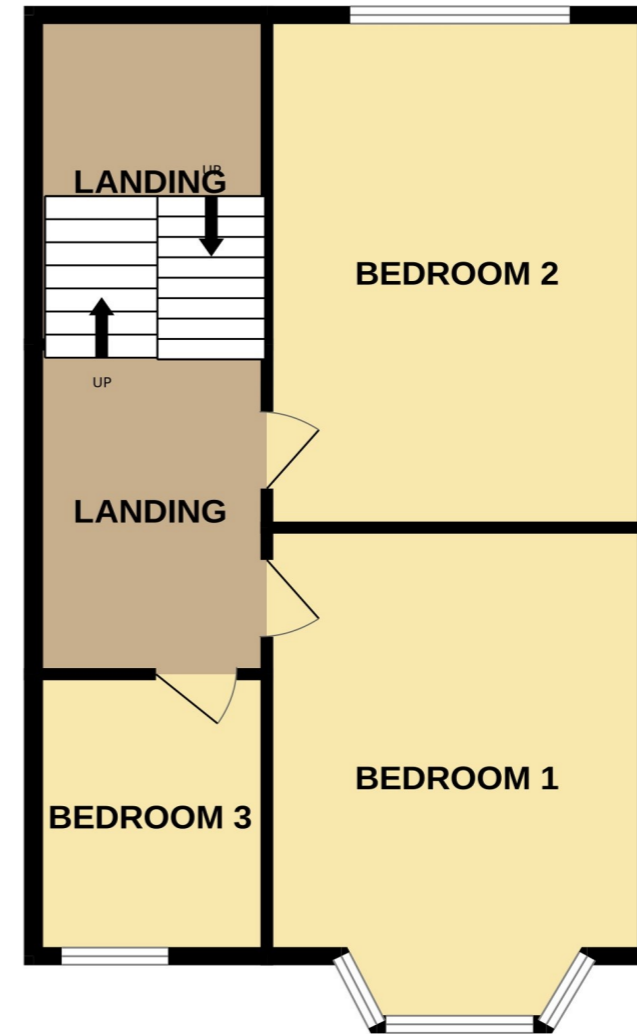
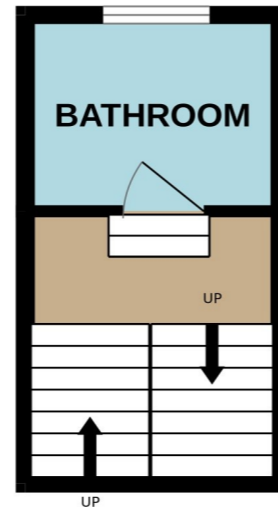
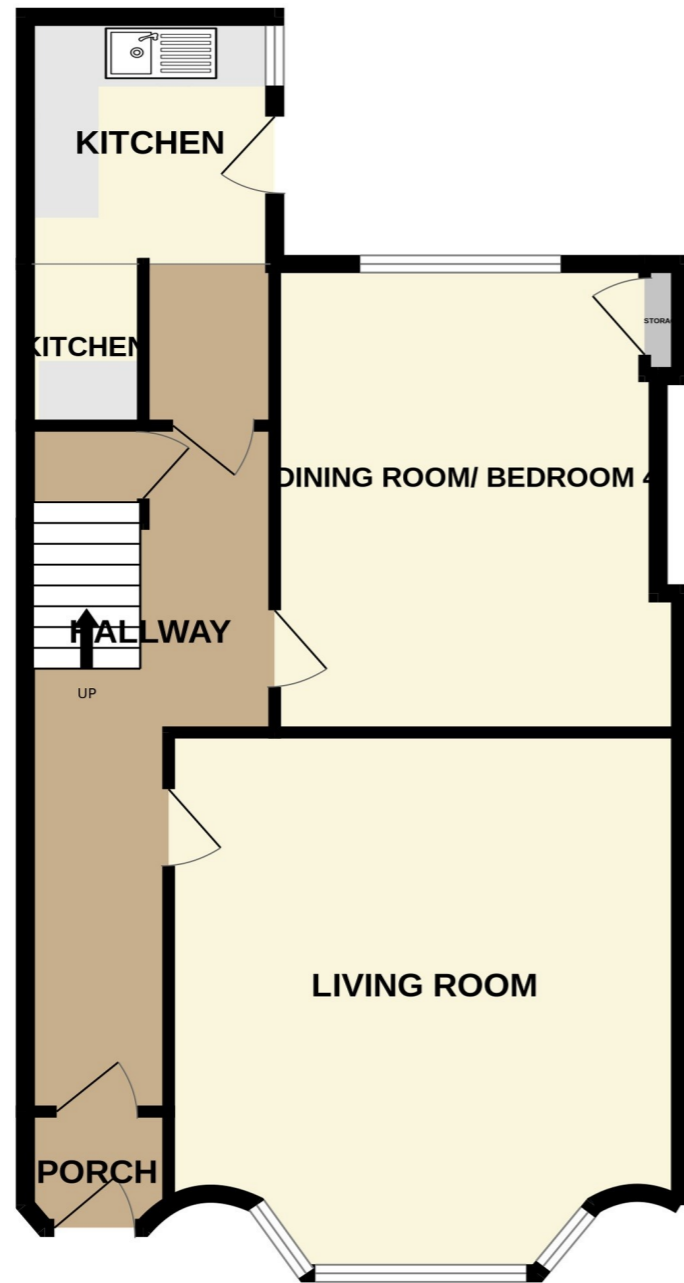
Teal
Bubbles

BEAU RENOIR
VBR
07









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIMENSIONS:-

Lounge:	5.32 x 4.30 m
Dining Room/Bed 4:	4.64 x 3.83 m
Kitchen:	2.44 x 2.36 m
Bathroom:	2.42 x 2.06 m
Bedroom 1:	5.34 x 3.52 m
Bedroom 2:	
Bedroom 3:	

COUNCIL TAX BAND C

Extras:-

All carpets and fitted flooring; all blinds; all light fittings and fixtures; all integrated appliances.

All measurements contained within this Brochure are from the widest points. Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan and measurements are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their working order or efficiency can be given.











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