



**12 Seafield Drive**  
, Ardrossan, KA22 8NU

**Offers over £232,500**



## 12 Seafield Drive , Ardrossan, KA22 8NU

Welcome to 12 Seafield Drive, Ardrossan - a charming traditional three bed detached house that could be your next dream home! This property boasts two spacious reception rooms including a conservatory, perfect for entertaining guests or simply relaxing with your family and friends. This super versatile home in absolute walk in condition has two spacious bedrooms on ground level and a third bedroom upstairs, fantastic dining kitchen, shower room and study so there's plenty of space to unwind. Equally the enclosed garden is just as fabulous - a beautifully mature and serene back garden to relax and enjoy the outdoors with an abundance of space. There is a garage, greenhouse, a garden shed with power and parking for three cars. The front garden has a stunning veranda adding charm to this already stunning home.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life but is a very short distance to the seafront and town.

Don't miss out on the opportunity to make this delightful house your new home sweet home, a property that will appeal to many sectors of the market including families and couples of all ages. Book a viewing today and start envisioning the wonderful memories you could create in this lovely property on Seafield Drive, Ardrossan.

(Many items of furniture can be included subject to an agreeable offer.)

EPC = D COUNCIL TAX BAND = D  
Double glazing and gas central heating throughout.





**Vestibule**  
4' x 2' (1.22m x 0.61m)

**Hall**  
13'2" x 4' & 9" x 3'2" (4.01m x 1.22m & 2.74m x 0.97m)

**Lounge**  
13'5" x 16' (4.09m x 4.88m)

**Bedroom One**  
12'3" x 13'5" (3.73m x 4.09m)

**Kitchen**  
14'5" x 12'9" (4.39m x 3.89m)

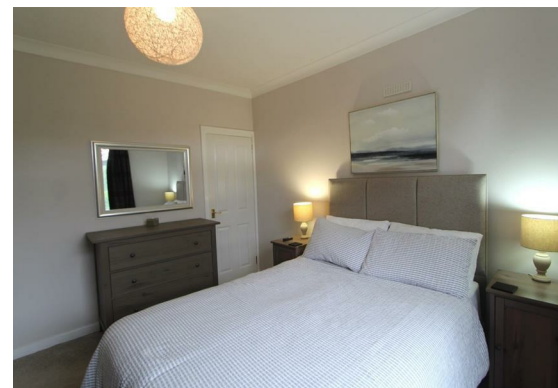
**Shower room**  
8'4" x 5'2" (2.54m x 1.57m)

**Conservatory/Sun room**  
7'9" x 5'6" (2.36m x 1.68m)

**Bedroom Two**  
10'9" x 11'7" (3.28m x 3.53m)

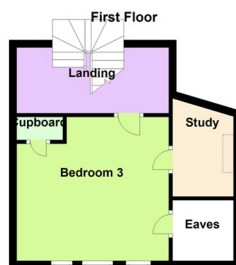
**Bedroom Three**  
13'2" x 12'7" (4.01m x 3.84m)

**Study**  
8'7" x 5'3" (2.62m x 1.60m)





Ground Floor



## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(82 plus) <b>A</b>		80	(82 plus) <b>A</b>
(61-81) <b>B</b>			(81-91) <b>B</b>
(39-60) <b>C</b>			(69-80) <b>C</b>
(21-54) <b>D</b>	62		(55-68) <b>D</b>
(9-38) <b>E</b>			(39-54) <b>E</b>
(1-7) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>

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