



Estate Agency, Letting Agency & Property Maintenance

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Offers Over £280,000 Eglinton Road, Ardrossan, KA22



- Blonde Sandstone villa
- Four bedrooms
- 2 full bathrooms & WC
- Beautiful landscaped gardens
- Formal lounge with bay window
- Open plan kitchen, dining & family area
- Views to Arran and beyond
- Stylish kitchen with integrated appliances
- Log burning stove in lounge

Glow Homes proudly present to the market 46 Eglinton Road located within minutes' walk to Ardrossan North Shore with magnificent views to Arran and beyond. This blonde sand stone Character Property offers exceptional living accommodation over three floors.

This charming 3-storey property offers a comfortable and inviting living space, exuding warmth and homeliness. Featuring 4 generously sized bedrooms, and 2 full bathrooms, the home caters to all your family's needs. As you enter the ground floor, you are welcomed by an expansive living room, accented with a cozy fireplace with log burning stove that sets the perfect environment for those relaxing evenings. This floor also incorporates a modern, open-concept kitchen with a spacious dining area and family seating space, allowing for fluid and social meal preparation. The stylish kitchen includes integrated appliances such as double oven, microwave, dishwasher and induction hob. You will also find the separate utility room and WC. Alongside this, the ground floor contains the master bedroom and ensuite bathroom equipped with a shower.

Ascending to the first floor, you'll find a bright and dedicated office space for your work-from-home needs, alternatively this would could be your 4th bedroom if required. This level boasts two additional bedrooms as well as a full bathroom, complete with a bathtub and shower, providing for absolute convenience. This professionally styled property, with its thoughtful floor plan, offers a blend of comfort, functionality and versatility, suitable for any lifestyle.

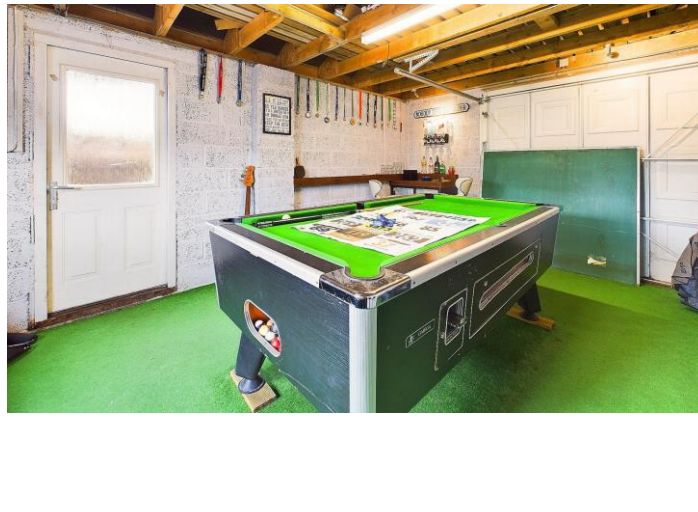
The beautifully landscaped garden to the rear of the villa provides an oasis of peace and calm to relax and enjoy the outdoor space. The garden is split level and has a blend of decking, artificial turf and modern black paving. There is a garage on the top level of the garden which is currently being utilised as a games area for those fun family evenings. To the front of the property there is a driveway which can accommodate off street parking for 2 cars and a low maintenance, whilst also appealing, garden.

Eglinton Road, Ardrossan, KA22

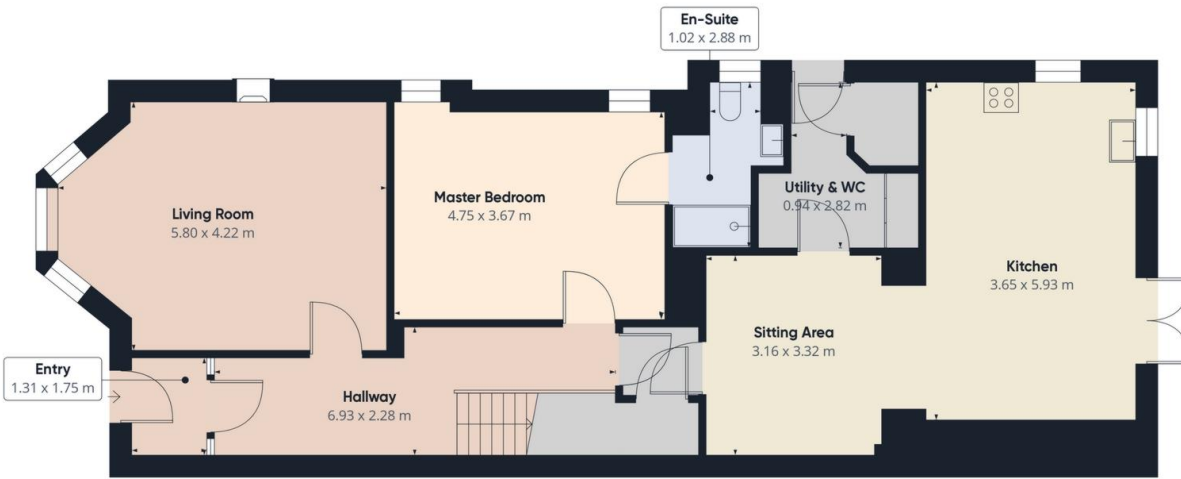
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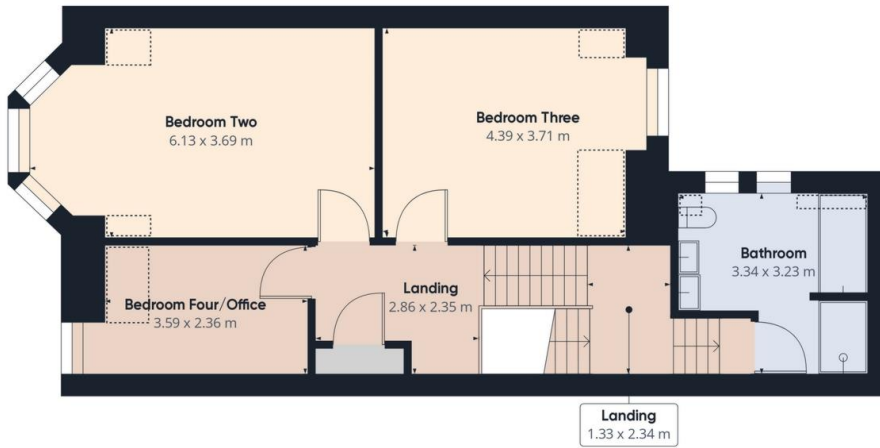








Floor 0



Floor 1

Approximate total area⁽¹⁾

175.52 m²

Reduced headroom

3.69 m²

(1) Excluding balconies and terraces

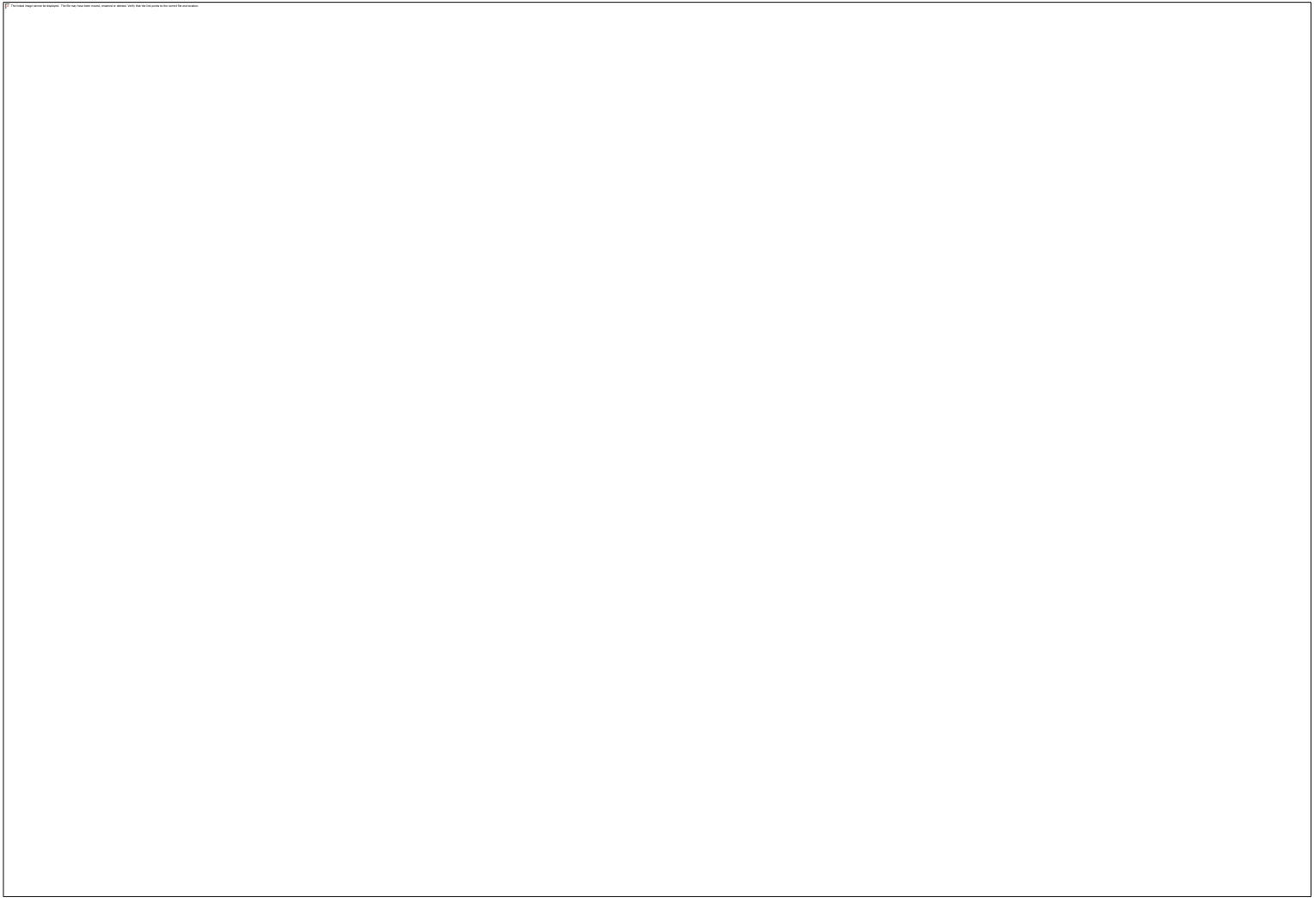
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.