



Semi-detached villa

93 Caledonia Road, Saltcoats, KA21 5AW



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93 Caledonia Road

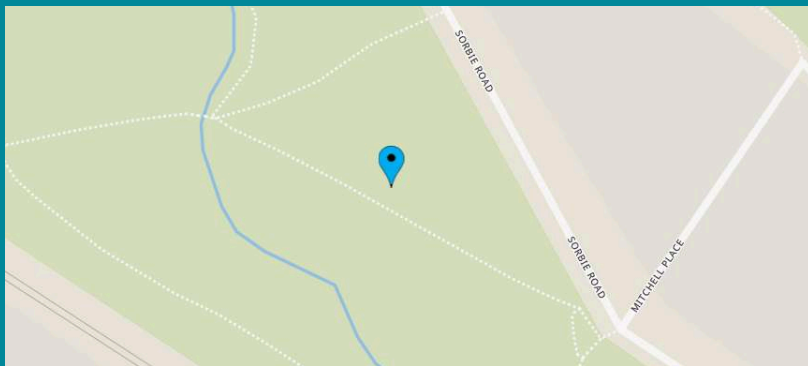
Taylor & Henderson are delighted to offer to the market this rarely available semi detached traditional villa located within a desirable residential pocket with easy access amenities. The versatile family accommodation currently comprises entrance porch with a stain glass featured door & window, reception hallway, bay windowed lounge, sitting room/dining room, w/c, breakfasting kitchen, utility room with door to the rear garden all on the ground floor. A single bedroom and a shower room both on the middle level. The upper level offers a master bedroom with a bay window, original fireplace, and views right across to the Isle of Arran and beyond. There is 2 further double bedroom's 1 with built in wardrobes and an ensuite w/c inside the wardrobe. The property further benefits from traditional period features, servants bell/box system in every room, double glazing, gas central heating, generous storage accommodation, floored and lined loft and original lincrusta wallpaper within the hallway. The front garden is mainly laid with decorative chips, potted plants and flowers, side gate for access to the side/rear of the property. The enclosed rear garden boasts a paved area leading to decorative stones and generous grassed area with surrounding shrubs and bushes. It also features wash house/workshop, greenhouse, a coal cellar, driveway with private access from the rear suitable for two cars. There is a garage along with a sunroom also at the rear of the garden. Early viewing advised at this rarely available property!! Saltcoats and nearby Ardrossan offer a range of local amenities including a superb beach, local shops, supermarkets, restaurants, schools, leisure facilities, bus services and regular rail links to Glasgow and all West Coast towns and thus is well located for travel throughout West Central Scotland. There is also a regular ferry service to the Isle of Arran from Ardrossan Marina.

Measurements

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| Entrance Porch | 7'6 x 5'8 |
| Reception Hallway | 27'2 x 5'8 |
| Bay Windowed Lounge | 20'2 x 15'1 |
| Sittingroom | 12'6 x 13'3 |
| WC | 3'2 x 3'1 |
| Breakfasting Kitchen | 11'7 x 11'5 |
| Utility Room | 10'8 x 5'0 |
| Master Bedroom | 20'2 x 13'5 |
| Bedroom 2 | 13'3 x 12'6 |
| Ensuite | 3'7 x 3'2 |
| Bedroom 3 | 11'6 x 7'5 |
| Bedroom 4 | 11'0 x 7'5 |
| Shower Room | 7'8 x 7'6 |

Extras Included

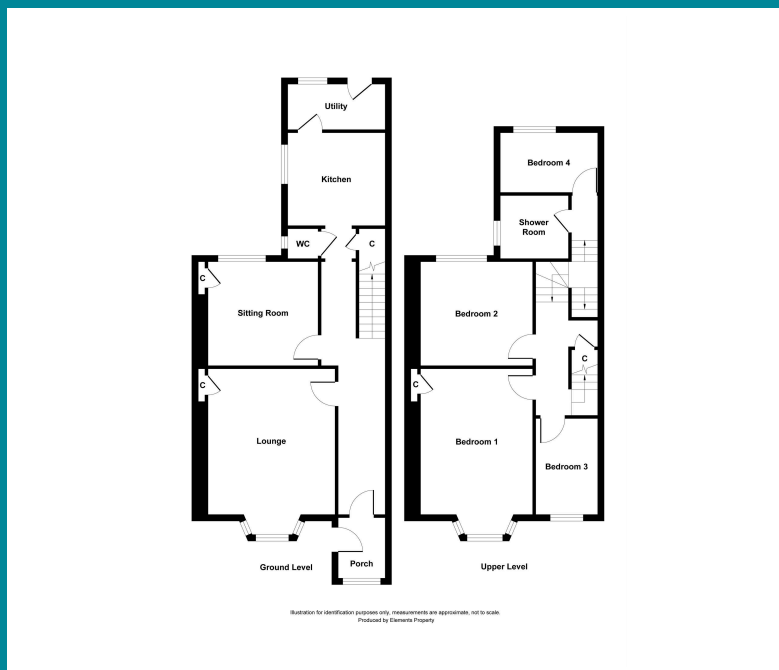




Viewing
Through solicitors on 01294 606700

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Reference
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