



Detached House

13 Linnburn Terrace, Ardrossan, KA22 8NR





13 Linnburn Terrace

Taylor & Henderson are delighted to bring to the market this delightful detached villa located close to Ardrossan North Shore boasting views over the Firth of Clyde to Arran and beyond.

The versatile family accommodation comprises entrance hallway with storage cupboards, lounge with patio doors out to the beautifully presented rear garden, dining kitchen with door leading to the rear garden, 4 piece bathroom suite, 1 double bedroom all on the ground floor. Upstairs comprises 2 master double bedrooms, 1 single bedroom all with storage cupboards with tremendous views and a shower room.

The property benefits from gas central heating, double glazing and offers excellent storage space to include eaves & loft space.

The front garden has a paved driveway providing off street parking for 1 car, leading towards the attached garage. There is a paved path leading to the front door, lawn area and a beautiful selection of rose bushes along with mature shrubs and trees.

Ardrossan and nearby Saltcoats offer a range of local amenities including the beach, local shops, supermarkets, restaurants, schools, a train station and bus services close by. There is a regular ferry service to the Isle of Arran from Ardrossan Harbour. A new ferry service is providing a summer sailing to the Kintyre peninsula. This excellent property is conveniently situated for all local amenities including road and regular rail links to Glasgow and all west coast towns and thus is well located for travel throughout west central Scotland

Measurements

Hall	16'3 x 14'8
Lounge	28'9 x 12'5
Kitchen	14'8 x 12'2
Bathroom	12'3 x 5'8
Master Bedroom	17'2 x 12'3
Bedroom 2	17'6 x 12'4
Bedroom 3	12'3 x 12'1
Bedroom 4	11'4 x 7'5
Shower Room	7'7 x 5'2

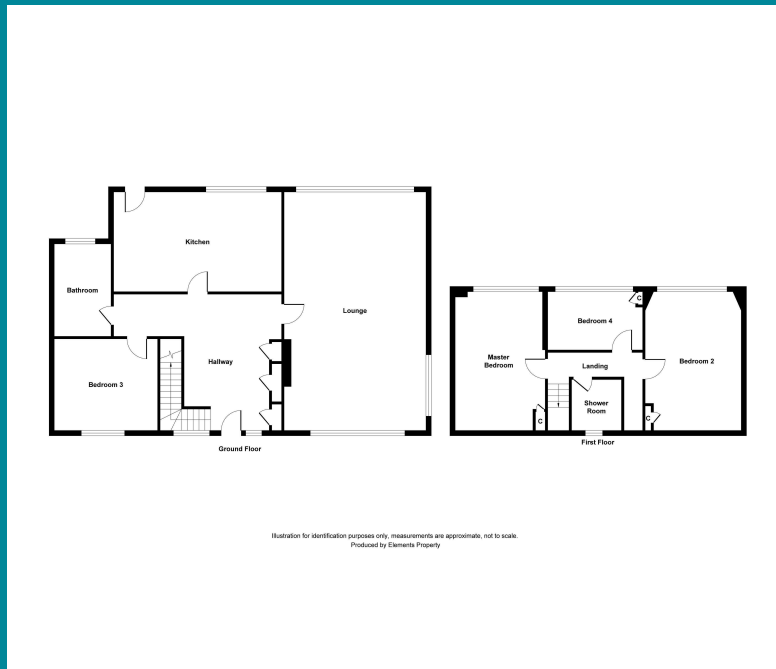




Viewing
Through solicitors on 01294 606700

Email
property@taylorandhenderson.co.uk

Reference
E484121



Our Offices

51 Hamilton Street, Saltcoats, Ayrshire, KA21 5DX
Tel: 01294 606700 & Fax: 01294 464827

22 Bank Street, Irvine, Ayrshire, KA12 0AG
Tel: 01294 278306 & Fax: 01294 272886

83 Main Street, Kilwinning, Ayrshire, KA13 6AN
Tel: 01294 557506 & Fax: 01294 558552
Email: property@taylorandhenderson.co.uk



DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.