



## Semi-detached House

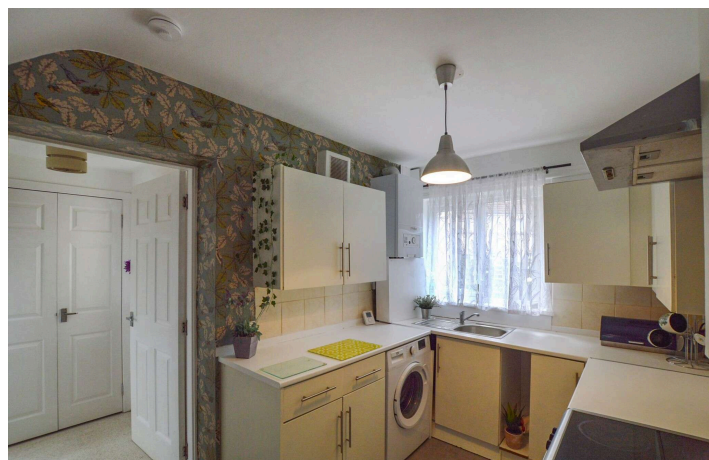
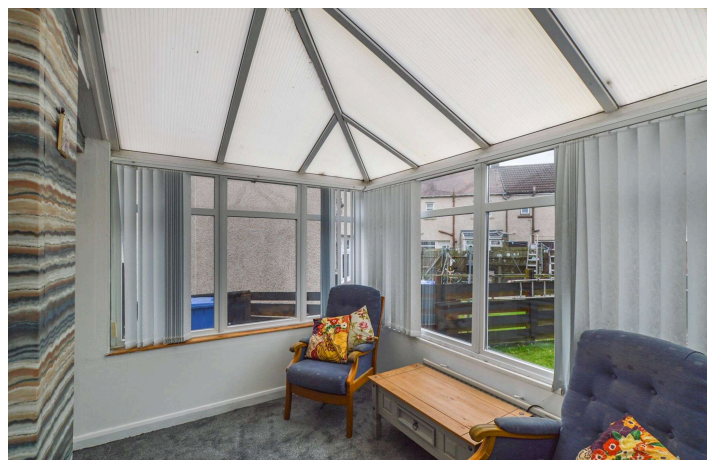
13 Queens Drive, Ardrossan, KA22 7DR



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# 13 Queens Drive

Taylor and Henderson are delighted to bring to the market semi detached villa located in a popular residential area within walking distance of all town centre amenities.

The generously proportioned accommodation comprises of entrance porch, hallway, lounge with french doors leading to the front garden, conservatory, kitchen and wet room, on the ground floor. Upstairs boasts bathroom, 2 double bedrooms, one of which provides access to the floored and lined loft space.

The property benefits from gas central heating and double glazing. The garden ground to the front is mainly laid in lawn with a variety of mature shrubs and plants with paving providing off street parking. There rear garden has a paved area and lawn.

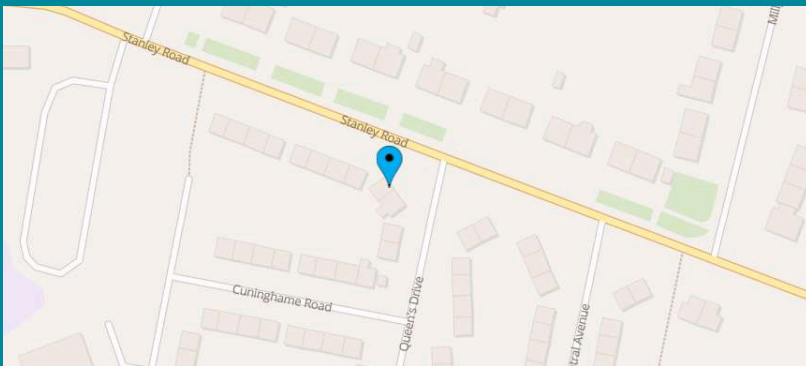
Ardrossan and nearby Saltcoats offer a range of local amenities including beach, local shops, supermarket, restaurants, schools, train station and bus services there is a regular ferry service to the Isle of Arran from Ardrossan Marina. This property is conveniently situated for all local amenities including road and regular rail links to Glasgow and all West Coast towns and thus is well located for travel throughout West Central Scotland.

## Measurements

Entrance Porch	6'9 x 5'
Reception Hallway	
Lounge	18'5 x 10'5
Kitchen	11'7 x 7'3
Bedroom 1	15' x 8'8
Bedroom 2	12' x 9'4
Floored Loft	18' x 10'
Bathroom	5'8 x 5'8
Shower Room	7'2 x 6'5
Conservatory	9'5 x 7'9



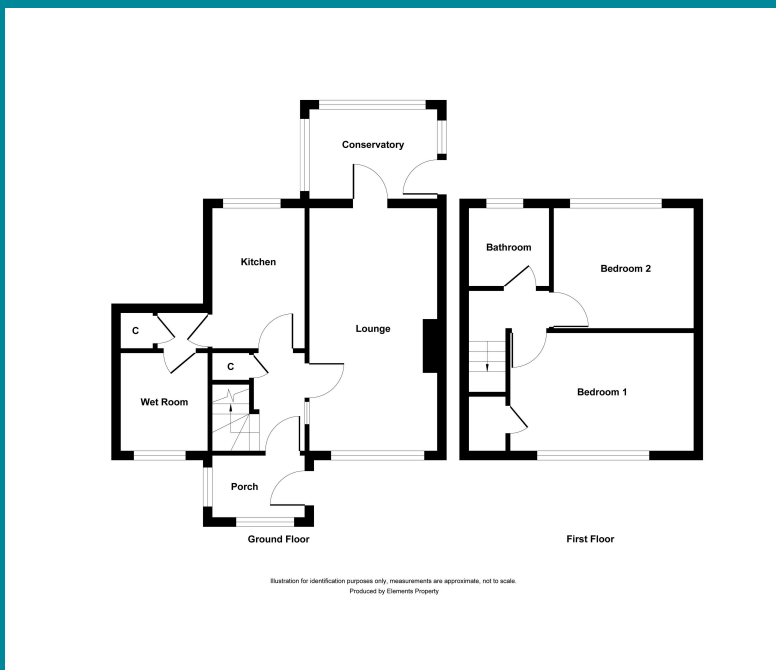




Viewing  
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Reference  
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