Taylor & HENDERSON PROPERTY LTD

Detached House

Edenmore Guest House, Ardrossan, KA22 8AN



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1 | 3 | 3 | N/A | EPC rating







Edenmore Guest House

This attractive detached villa offers spacious and versatile accommodation arranged over two levels.
The ground floor comprises a welcoming reception hallway, a generous lounge with dining area, and a well-appointed breakfasting kitchen with a separate utility porch providing direct access to the rear garden. There is also a spacious double bedroom with fitted wardrobes and a fully tiled shower room. The upper floor boasts two further large double bedrooms, both benefiting from their own separate bathrooms, along with useful eaves storage.
The property further benefits from gas central heating, double glazing and excellent storage throughout. Externally, a monobloc driveway provides off-street parking and leads to the garage. The front garden is predominantly paved, with a gated staircase leading down to a lawned garden area and a further paved section incorporating three timber dog kennels.
The attractive south-facing rear garden has a gate giving access to the rear parking area and is mainly laid to paving and features a decked area, brick outhouse and further access to the garage with security electric shutter. Ideally situated within an established residential area, the property is conveniently located close to a range of local amenities and is just a short walk from the beautiful Ardrossan beach.

Measurements

Reception Hallway	
Lounge/Dining Area	14' ext 27'5 x 12' ext 32'
Dining Kitchen	22' x 15'
Bedroom 1	16'4 x 14'2
Bedroom 2	18'7 x 14'
Bedroom 3	18'5 x 17'9
Utility Porch	16'5 x 4'9
Bathroom 1	14'4 x 5'7
Shower Room	10'5 x 8'
Bathroom 2	11'5 x 6'4







Viewing
Through solicitors on 01294 606700

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Reference
E515557

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