

22 Sorbie Road, Ardrossan

Welcome Homes

Property Done Properly



4 Bedroom Semi-Detached House



Offers Over £315,000

Sought After Location
Attractive Views
2 Public Rooms

2 Bathrooms
Dining Kitchen & Utility
Private Garden & Garage

Tel. 01294 466800
info@welcomehomesayrshire.co.uk



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Homes**

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Welcome Homes is excited to present this impressive 4 bedroom semi-detached traditional home, presented in immaculate walk-in condition. Offering generous and versatile family accommodation, the property boasts beautiful period features and enjoys attractive views over the Holm Plantation.

The ground floor opens with a welcoming reception hall leading to a bright and spacious lounge, enhanced by an elegant bay window that provides abundant natural light. A separate sitting room offers valuable additional living space, while the well-appointed dining kitchen provides an excellent setting for everyday family life and entertaining. A separate utility room adds practical convenience, and a useful ground floor shower room completes the accommodation on this level.

Upstairs, the property offers four well-proportioned bedrooms arranged across the mid-landing and first floor, with the generous principle bedroom enjoying views from a front facing bay window. A stylish four-piece family bathroom at mid landing is fitted with a roll top bath, separate shower enclosure, wash-hand basin and WC. Externally, the house benefits from beautifully maintained private gardens, providing an attractive and secure space for relaxing and outdoor entertaining. A brick-built outhouse with an electricity supply offers excellent storage or potential workspace. A private garage is also situated close to the property

Combining traditional character, generous accommodation and an exceptional standard of presentation, this superb family home is ready for immediate occupation. Early viewing is highly recommended.



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DIMENSIONS:-

Lounge:	6.27 x 4.34 m
Sitting Room:	4.22 x 3.63 m
Kitchen:	5.70 x 3.80 m
Utility Room:	2.16 x 1.76 m
Shower Room:	1.70 x 1.43 m
Bedroom 3:	3.90 x 2.45 m
Family Bathroom:	2.74 x 2.04 m
Bedroom 1:	6.07 x 3.65 m
Bedroom 2:	4.38 x 3.62 m
Bedroom 4:	3.74 x 2.30 m



COUNCIL TAX BAND E

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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