



Semi-detached Villa

37 South Beach Road, Ardrossan, KA22 8AT



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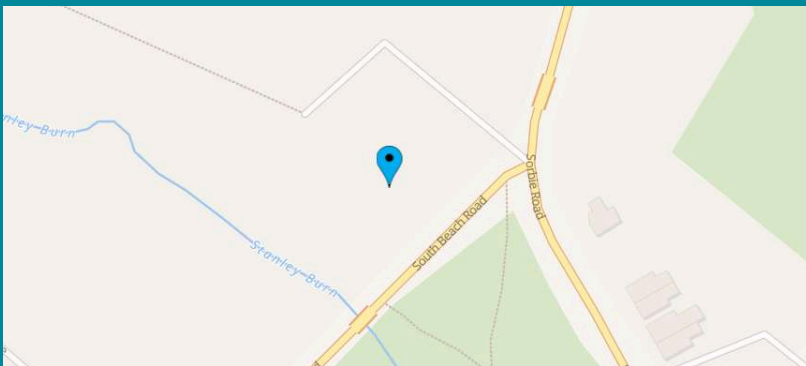
37 South Beach Road

Taylor and Henderson are delighted to present this spacious and versatile traditional semi-detached villa, ideally located close to all local amenities in Ardrossan. The property features a welcoming reception porch and entrance hallway leading to a bay-fronted lounge and a separate dining room. The heart of the home includes a dining kitchen with pantry, utility room, and a playroom with French doors opening to the rear garden. A shower room and separate WC are conveniently located on the ground floor, along with access to the side garden. Upstairs, the property boasts four well-proportioned bedrooms, including a large bay-fronted master, a double with mirrored wardrobes, and additional double bedrooms, while the loft has been converted to provide two further bedrooms and a box room. A family bathroom is accessible from the mid-landing. This charming home retains many traditional features, including decorative corning, and benefits from gas central heating and double glazing throughout. The exterior offers a low-maintenance paved front garden with shrubs and plants, while the generous rear garden is a standout feature. It includes a detached brick outbuilding with a tiled cellar, a lawn bordered with mature shrubs and flowers, a chipped area housing a timber garage, and double gates providing vehicle access from the street to the rear of the property. Located in a coastal town with beaches, shops, supermarkets, restaurants, and schools close by, the property also benefits from excellent transport links, including regular rail and road connections to Glasgow and other West Coast towns. Ardrossan Marina provides a ferry service to the Isle of Arran, with a new summer service to the Kintyre peninsula. This excellent family home combines traditional charm with spacious, flexible living in a convenient and sought-after location.

Measurements

Lounge	16' ext to 20' x 15'
Dining Room	13'9" x 14'
Kitchen	12' x 11'7"
Pantry	5'7" x 4'
Utility Room	5'8" x 5'8"
Play Room	10' x 7'9"
Shower Room	4'4" x 3'4"
WC	3'9" x 2'9"
Bedroom 1	16' ext to 20' x 14'
Bedroom 2	14' x 13'8"
Bedroom 3	12'8" x 11'6"
Bedroom 4	11'7" x 8'5"
Bedroom 5	11'8" ext to 19' x 11'
Bedroom 6	9'4" ext 13' x 10'
Bathroom	8'6" x 7'5"





Viewing
Through solicitors on 01294 606700

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Reference
E507167



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