



# Semi-detached Villa

30 Barony Court, Ardrossan, KA22 8DZ



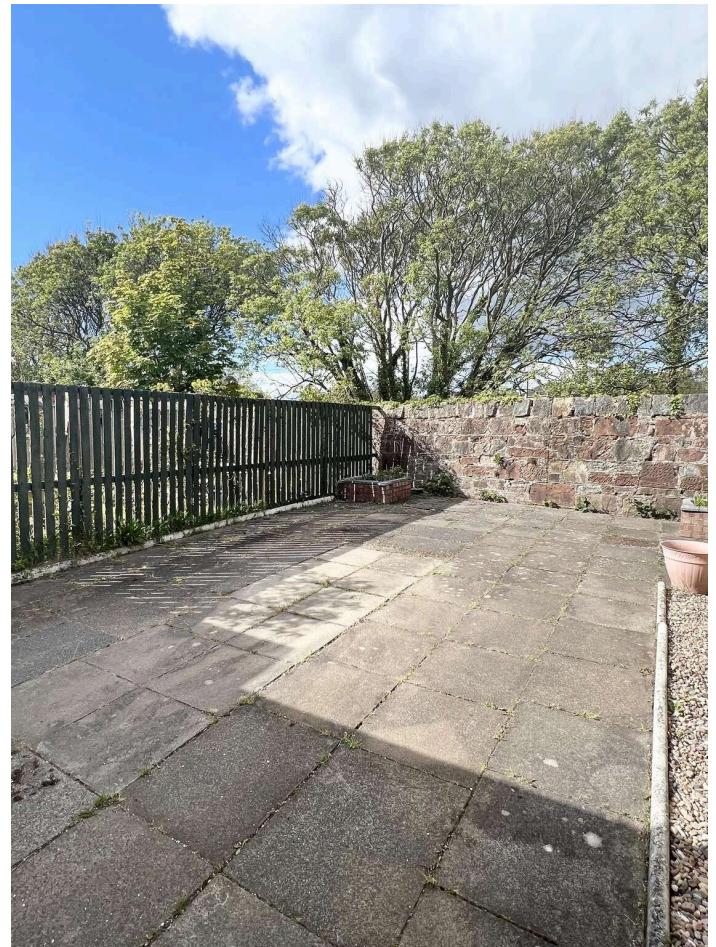


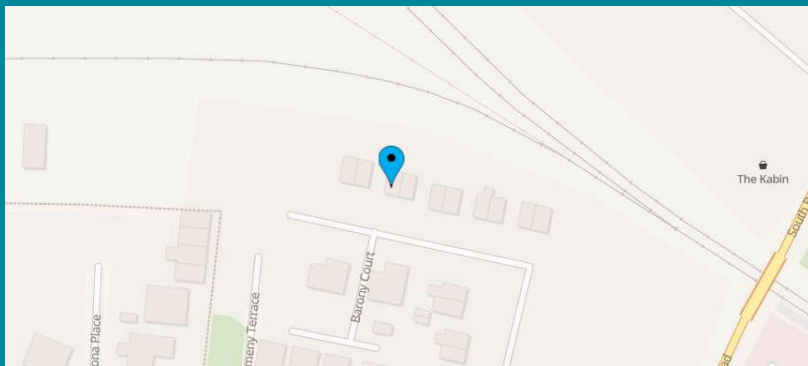
# 30 Barony Court

Taylor and Henderson are delighted to bring to the market this rarely available semi-detached villa located within residential area and minutes' walk from the seafront. The accommodation in walk in condition comprises entrance porch, hallway, open plan lounge/dining area/sitting room with door leading to the rear garden, newly fitted modern kitchen all on the ground floor. The upper level boasts a newly fitted modern bathroom with over bath shower, master bedroom with mirrored fitted wardrobes, 2 further bedrooms both with built in storage cupboards. The property also benefits from a full new rewire, new double glazed windows, newly rough casted, new central heating system which is fitted with gas and generous storage space. The front garden has a section of lawn, paved patio area in front of the lounge window, paved driveway up the side of the property providing off street parking for several cars. The enclosed rear garden is paved for low easy maintenance with a detached garage. 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.

## Measurements

Entrance Vestibule	6'0 x 4'0
Hall / Landing	7'0 x 4'0
Lounge	14'1 x 12'0
Dining Room	15'0 x 8'0
Sittingroom	9'0 x 8'1
Kitchen	10'0 x 7'0
Bathroom	6'0 x 5'0
Bedroom 1	11'1 x 7'0
Bedroom 2	9'0 x 11'0
Bedroom 3	9'0 x 9'0

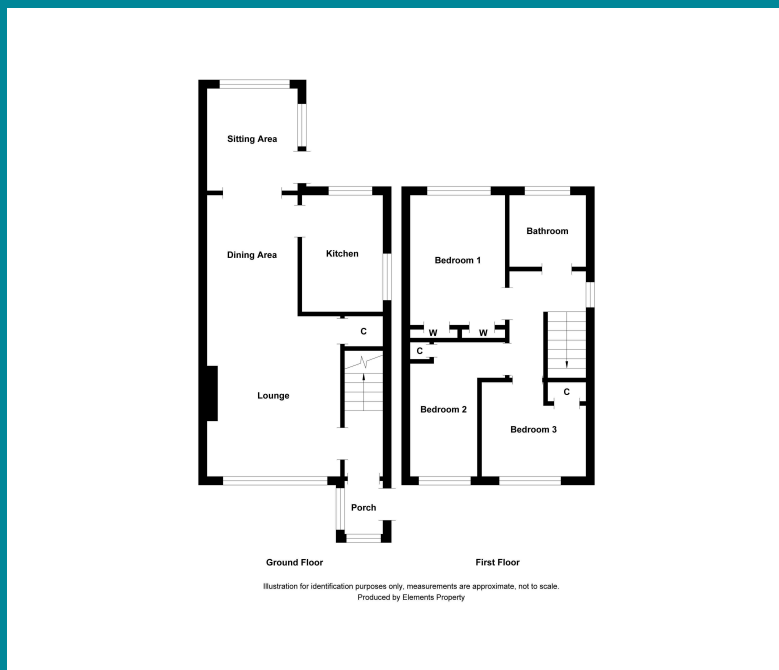




Viewing  
Through solicitors on 01294 606700

Email  
[property@taylorandhenderson.co.uk](mailto:property@taylorandhenderson.co.uk)

Reference  
E507723



## 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](mailto: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.