



Ground Floor Flat

47 Montgomerie Street, Ardrossan, KA22 8HP



taylorandhenderson.co.uk

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47 Montgomerie Street

Taylor and Henderson are delighted to bring to the market this traditional ground floor conversion offered to the market in walk in condition.

The bright and spacious accommodation on offer comprises entrance porch, reception hallway, bay fronted lounge with feature fireplace, dining room, modern fitted kitchen with door leading to the rear garden, doubled bedroom with modern wet room, single bedroom with fitted wardrobes and family bathroom.

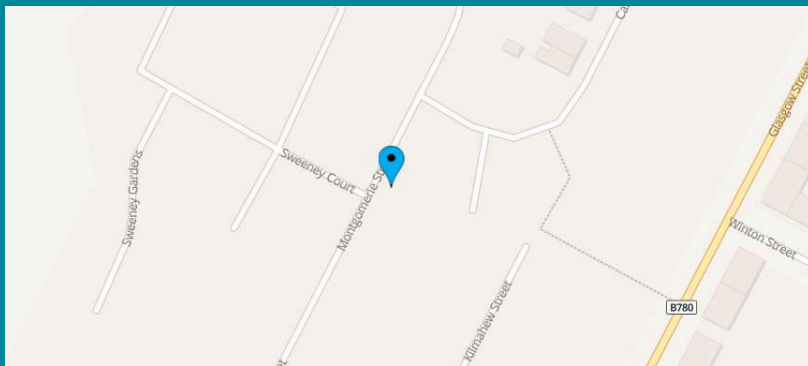
The ground to the front is laid in slate chips for easy maintenance. The attractive rear garden consists of a private decked area, paved drying area and a communal lawn. There is also a detached garage/summer house which has electricity and water. There are double gates to the rear providing off street parking.

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 and a summer ferry service also provides regular sailings to the Kintyre peninsula. This excellent 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	
Reception Hallway	
Lounge	17'4 ext to 21'5 x 14'3
Dining Room	12'3 x 11'5
Kitchen	13'8 x 8'8
Bedroom 1	14' x 9'4
Ensuite	6'9 x 4'3
Bedroom 2	8'7 x 6'9
Bathroom	9'1 x 4'2

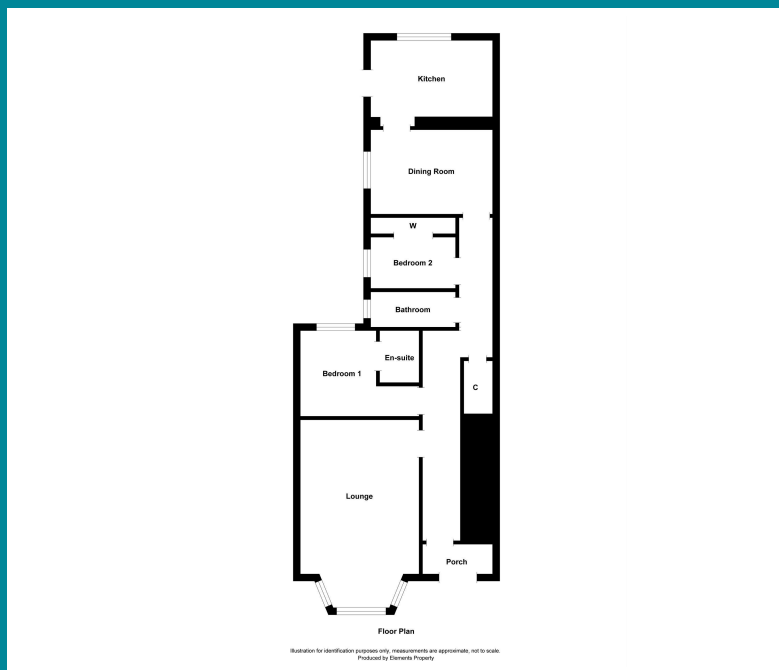




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