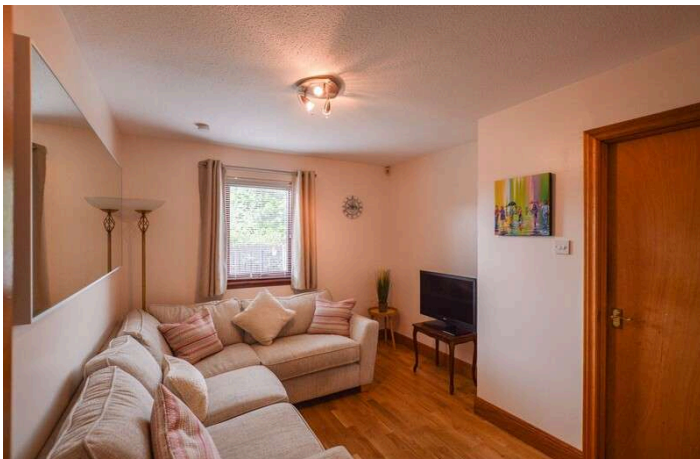




# Detached House

48 Knockrivoch Place, Ardrossan,





# 48 Knockrivoch Place

Taylor and Henderson are delighted to bring to the market this detached villa located within a popular residential pocket in close proximity of all local amenities.

The bright & versatile accommodation comprises entrance hallway, lounge, breakfasting kitchen with door leading to the garden, sitting room, downstairs bedroom and bathroom on the ground floor. Upstairs boasts 2 Double Bedrooms both with mirrored wardrobes and one with En-Suite Shower room. The property benefits from double glazing, gas central heating and generous storage.

There is a detached garage with monoblock driveway, a front lawn and a side garden which is lawned with some shrubs. The large, easily maintained private rear garden has a paved drying area which leads onto a generous sized lawn bound by hedge, flowers and shrubs. There is a large summer house with electricity which has a large patio area to the front. The summer house has an inbuilt bar area and many extras are included in the sale. There is a second patio area to the side of the house in the rear garden. There is a large lean-to hut in the rear garden with generous storage.

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 Vestibule

Reception Hallway

Lounge

25'6 x 14'7 (at widest)

Sittingroom

11'9 x 9'9

Kitchen

13' x 8'8

Bedroom 1

12'7 x 8

Ensuite

6'2 x 4'7

Bedroom 2

16' x 8'9

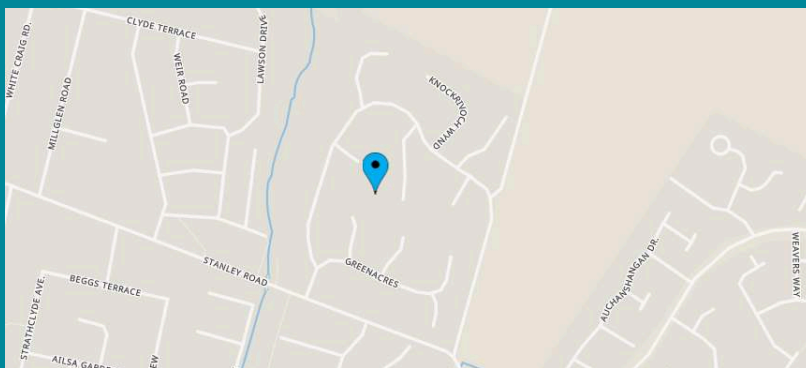
Bedroom 3

11'8 x 7'7

Bathroom

7'4 x 5'4

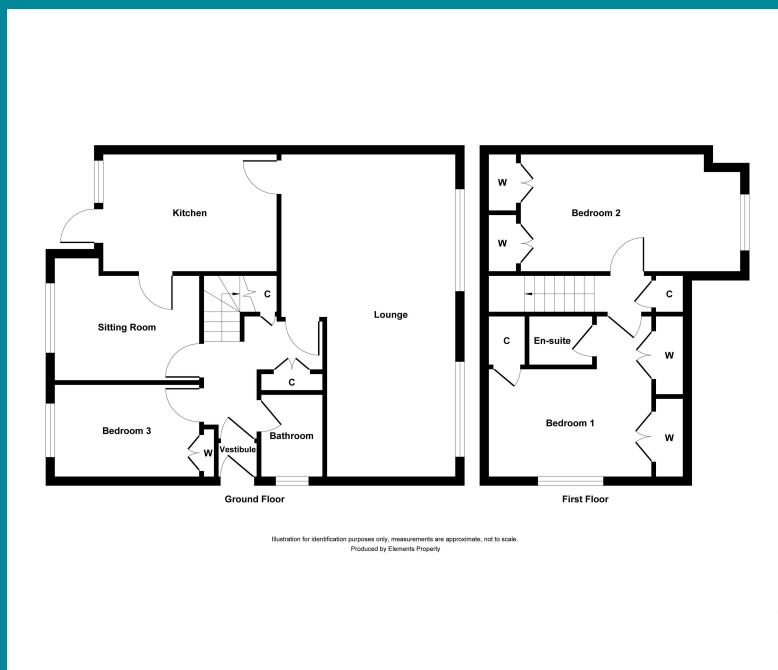




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