



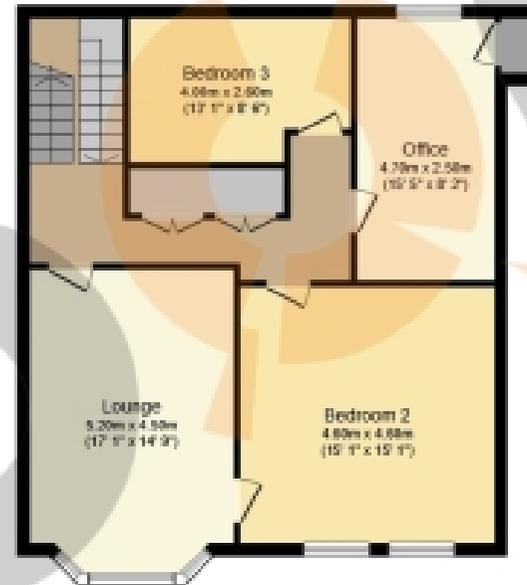
Sunnyside, 16 South Crescent Road, Ardrossan

Offers Over £400,000





Ground Floor
Floor area 139.8 sq.m. (1,504 sq.ft.)



Second Floor
Floor area 80.9 sq.m. (870 sq.ft.)



First Floor
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 253.2 sq.m. (2,726 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

BREATHTAKING SEA VIEWS* *IDEAL FAMILY ACCOMMODATION* *SIX DOUBLE BEDROOMS* *ABUNDANCE OF OUTDOOR SPACE* *CHARACTERFUL PERIOD PIECES THROUGHOUT* *MULTICAR DRIVEWAY* *STONES THROW TO BEACH Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Sunnyside, located at No.16 South Crescent Road in the peaceful seaside town of Ardrossan. This ideal family home offers generous space both inside and out, complemented by stunning views over the Firth of Clyde. Rich in character and charm, the property retains many original features, including beautiful cornicing that adds to its timeless appeal.

The front of the property enjoys a sunny, south-facing aspect, looking over luscious greenery with uninterrupted views across the Firth of Clyde. Entry is through elegant, monogrammed pillars, leading to an expansive multi-car driveway that can comfortably accommodate 6 to 8 vehicles.

Outside, the property continues to impress with a generously sized garden that perfectly complements the interior. Designed with entertaining in mind, it features a sociable main patio area as well as a more private, secluded patio just off the dining kitchen-ideal for morning coffees or quiet evenings. The well-maintained lawned sections are fully enclosed, making them perfect for both children and pets. A charming stone outbuilding offers additional space and is currently used as a home gym, adding versatility to the outdoor area. To the side of the rear garden, a hardstanding area presents exciting potential-whether for a double or even triple garage, or for further extending the lawn to create an even more expansive green space.

The property is a stone's throw away from South Beach, a sandy beach perfect for dog walks or enjoying the sun. Located in Ardrossan, this charming coastal town offers a peaceful seaside lifestyle with stunning views over the Firth of Clyde and easy access to the Isle of Arran via ferry services. The town is well-connected by transport links, including Ardrossan South Beach railway station, which provides regular train services to Glasgow and other nearby areas. With its rich maritime history, picturesque beaches, and convenient transport options, Ardrossan offers a delightful living experience for those seeking a coastal retreat with excellent connectivity.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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