

Sorbie Road

, Ardrossan KA22 8AQ

- 4 Spacious Bedrooms
- Family Bathroom plus Downstairs WC and Shower Room
- Large Lounge with Bay Window
- Separate Dining Room and Snug
- Modern Interiors Throughout
- Good Sized Garden
- Semi-Detached Sandstone House
- Close to Schools and Train Station

Offers In The Region Of £325,000 Freehold





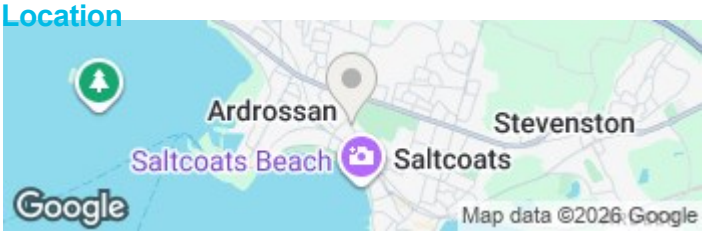








Location



Lounge
19'8" x 14'1"

Dining Room
14'5" x 12'6"

Kitchen
13'1" x 11'6"

Snug
13'9" x 8'6"

WC
5'7" x 3'11"

Bedroom 1
19'8" x 12'2"

Bedroom 2
14'1" x 12'6"

Bedroom 3
13'5" x 8'2"

Bedroom 4
11'2" x 7'10"

Bathroom
9'6" x 6'11"

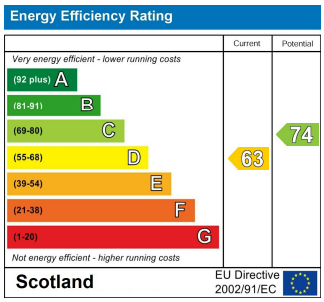
18 Sorbie Road, Ardrossan, KA22 8AQ

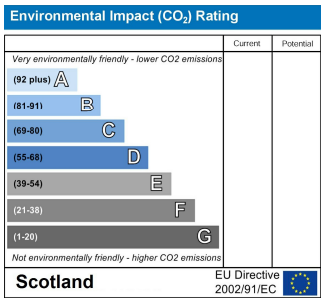


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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
74
Scotland
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
Scotland
EU Directive 2002/91/EC





Local Authority **North Ayrshire Coucil**
Council Tax Band **E**
EPC Rating **D**





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West Kilbride Office

65 Main Street, West Kilbride, KA23 9AW

Contact

01294 313016
info@coastscotland.com
https://www.coastscotland.com/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.