

# 33 Rowanside Terrace

ARDROSSAN, NORTH AYRSHIRE, KA22 7LL



*A bright and airy two bedroom semi-detached villa,  
positioned in a popular area of Ardrossan*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to introduce to the market this spacious two bedroom semi-detached villa formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The property is in need of modernisation and would suit those looking to put their own stamp on their new home.

# THE LOUNGE/DINER



A hallway provides access to all rooms on this level. The impressive formal lounge is flooded with natural light from the windows at the front and rear aspects. There is recess space within this zone for a table and chairs.

# THE KITCHEN



The kitchen has been fitted to include a good range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is plumbed space for free standing appliances.





The first-floor level has been thoughtfully planned to accommodate two well-appointed bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A three-piece family bathroom suite completes the impressive accommodation internally.

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM





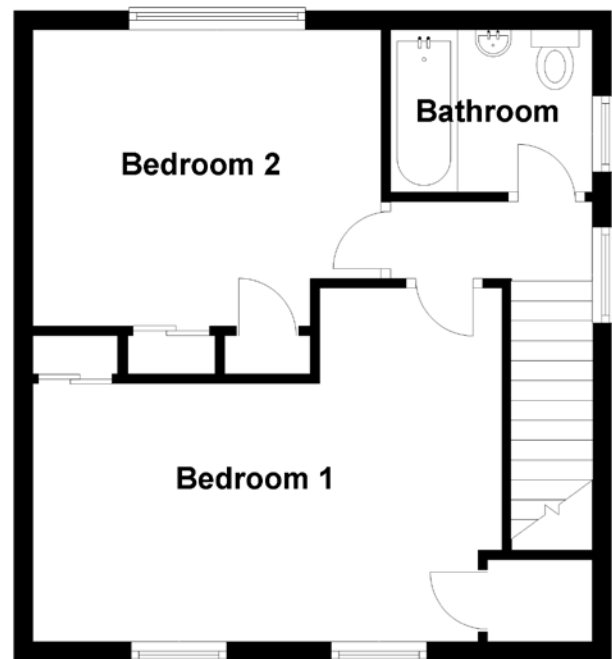
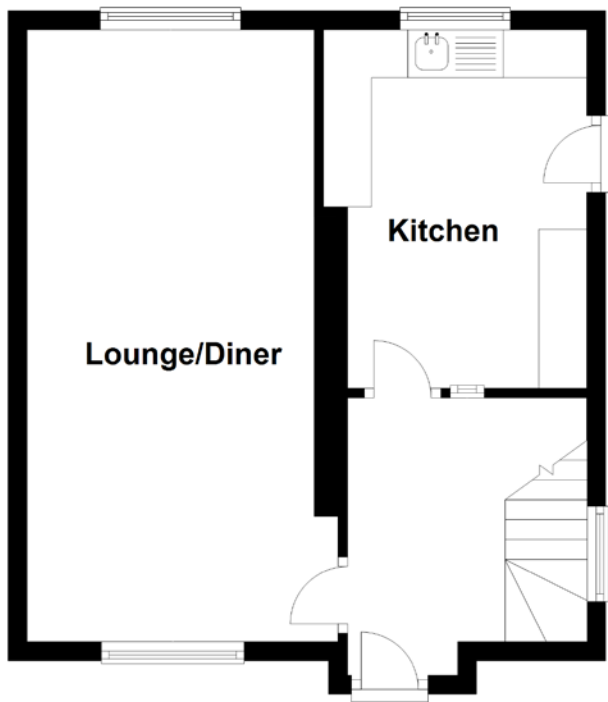
Externally the property benefits from private garden grounds. To the side of the property, there is a driveway providing off-road parking. The property also features gas central heating and single glazing, helping to ensure a warm, yet cost-effective, living environment all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

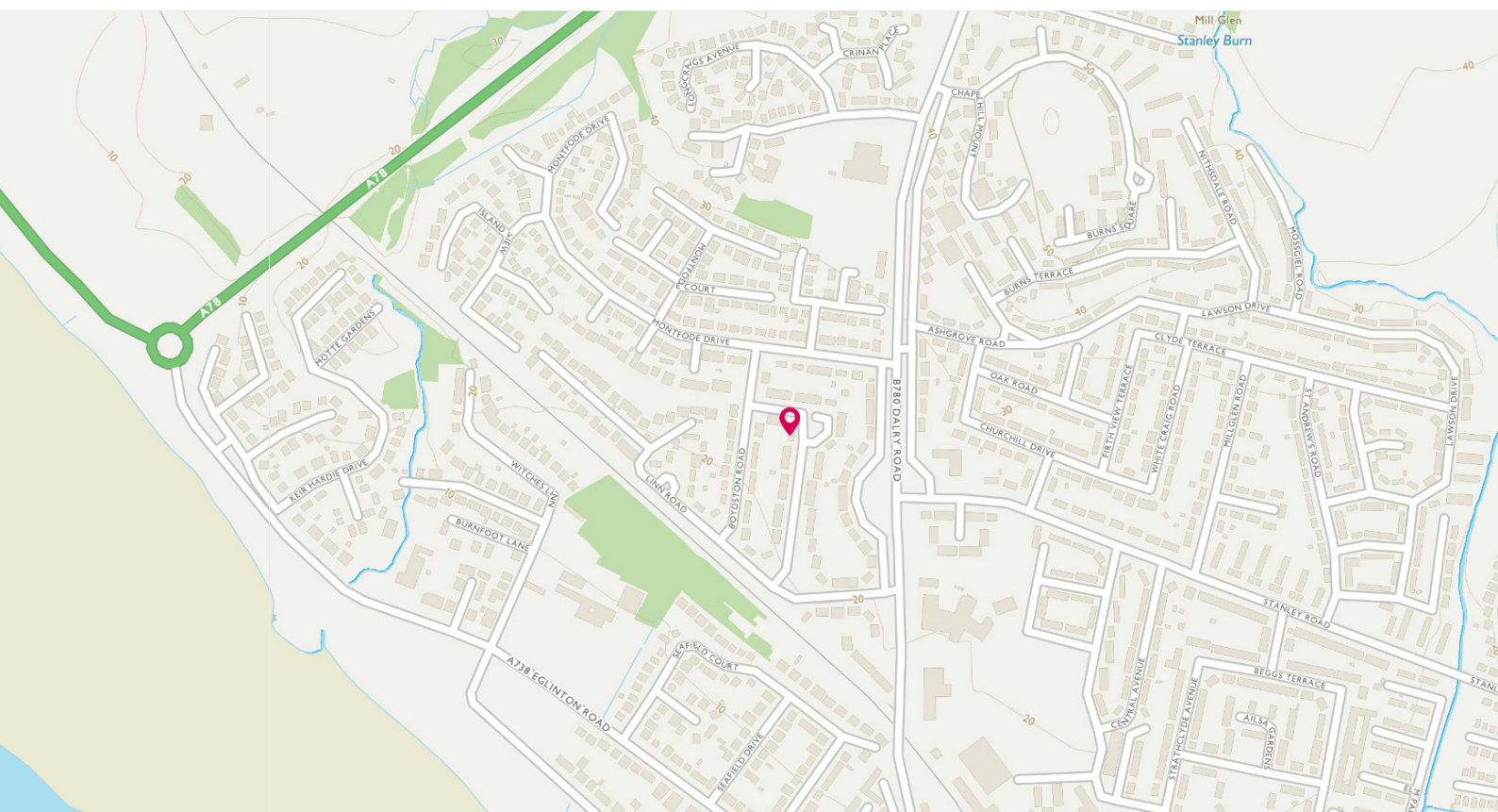
Kitchen	3.75m (12'4") x 2.70m (8'10")
Lounge/Diner	6.40m (21') x 3.30m (10'10")
Bedroom 1	4.90m (16'1") x 3.70m (12'2")
Bedroom 2	3.75m (12'4") x 3.10m (10'2")

Bathroom

2.11m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings,  
light fixtures and fittings.





# THE LOCATION

33 Rowanside Terrace is in a sought after location, only a short walk from local amenities and the sandy beaches of Ardrossan. The town of Ardrossan is the last of North Ayrshire's Three Towns, which also includes Stevenston and Saltcoats.







It is a popular town with many local amenities and excellent schools at both primary and secondary level and this town is home to the ruined castle remains on the Castle Hill which allows beautiful views across the bay to Arran and is an ideal picnic spot. There are two beautiful beaches ideal for those who like walking and cycling, located on South Crescent Road and North Crescent Road and the up and coming harbour area has many new developments including a new supermarket and restaurant. Access to the Isle of Arran is given via ferry links from the harbour side on a daily basis, with frequent crossings and excellent road links and frequent rail links to Ayr, Glasgow and Largs.

The property is twenty minutes from Royal Troon, Old Prestwick, and Dundonald Links Golf Courses, all home of The Open golf tournament. Also, within close proximity is Prestwick International Airport. In under an hour, you can reach the Trump Turnberry Golf Course, also home to The Open, as well as Glasgow International Airport.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01292 430 555

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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