



RESIDENCE

7a Arran Place, Ardrossan, KA22 8DR

www.residencestateagents.co.uk



Viewing by appointment with Residence Strathaven

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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Enjoying a wonderful position within this attractive, traditional terraced building this unique, 3 bedroomed, 2 public roomed main door upper flat offers a deceptively spacious layout of apartments as well as offering spectacular coastal views over the sea front and to the Isle of Arran & beyond.

The flat features its own private section of gardens as well as a lock up garage to the rear, accessed from Arran Lane.

The property is entered via an outer communal door with access to the lower reception hallway with staircase to the upper floor split landing. Sizeable formal lounge with bay window enjoying the sea front views, fitted kitchen that has a range of fitted units and worktops, access to the bright and airy dining room/sun lounge with aspects and access to the rear. The flat has 3 bedrooms and a fitted family bathroom.

Features of the property include gas central heating and double.

Early viewing of this spacious flat is highly advised in order to appreciate the size, setting and views on offer.

The property is conveniently located in a much sought-after coastal locale within Ardrossan, a small seaside town on the West Coast of North Ayrshire. Ardrossan is part of the 'Three Towns' conurbation along with Saltcoats and Stevenston. This property is ideally located only a short walk away from the Beach together with the Town Centre's of Ardrossan and Saltcoats with Amenities, Shops, Supermarkets, Leisure Facilities, Marina, Social Life and Community Hubs, Transport Links including Road and Rail Links to Glasgow and Ayr and bus stops for easy commuting. Established Schooling is available at both Primary and Secondary levels.



sq ft | EER = C



RESIDENCE



Arran Court



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.