

2 Winton Court

ARDROSSAN, NORTH AYRSHIRE, KA22 8HZ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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A bright and spacious two-bedroom flat, tucked away in a popular pocket of Ardrossan



We are delighted to introduce to the market this spacious, but cosy two-bedroom upper flat, which has been tastefully decorated throughout. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

The entrance hallway is well kept with a staircase to mid-landing and full-width front windows provide plenty of natural lighting. The spacious top landing has a large walk-in storage cupboard, three windows overlooking the front and a secure door into the main property. The landing and staircase are bright and neutral and belong solely to the property.

THE LOUNGE/DINER



On entering this property, the welcoming hallway, with stairs to the upper landing, provides access to all apartments. An impressive open-plan lounge and dining area is flooded with natural light from the dual-aspect windows that also provide a nice outlook.

THE KITCHEN



The kitchen includes a good range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient work space. There is space provided for free-standing appliances.



The bright and airy well-appointed bedrooms have a range of furniture configurations and space for additional free-standing furniture if required, they are complemented with built-in storage. The stunning bathroom completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



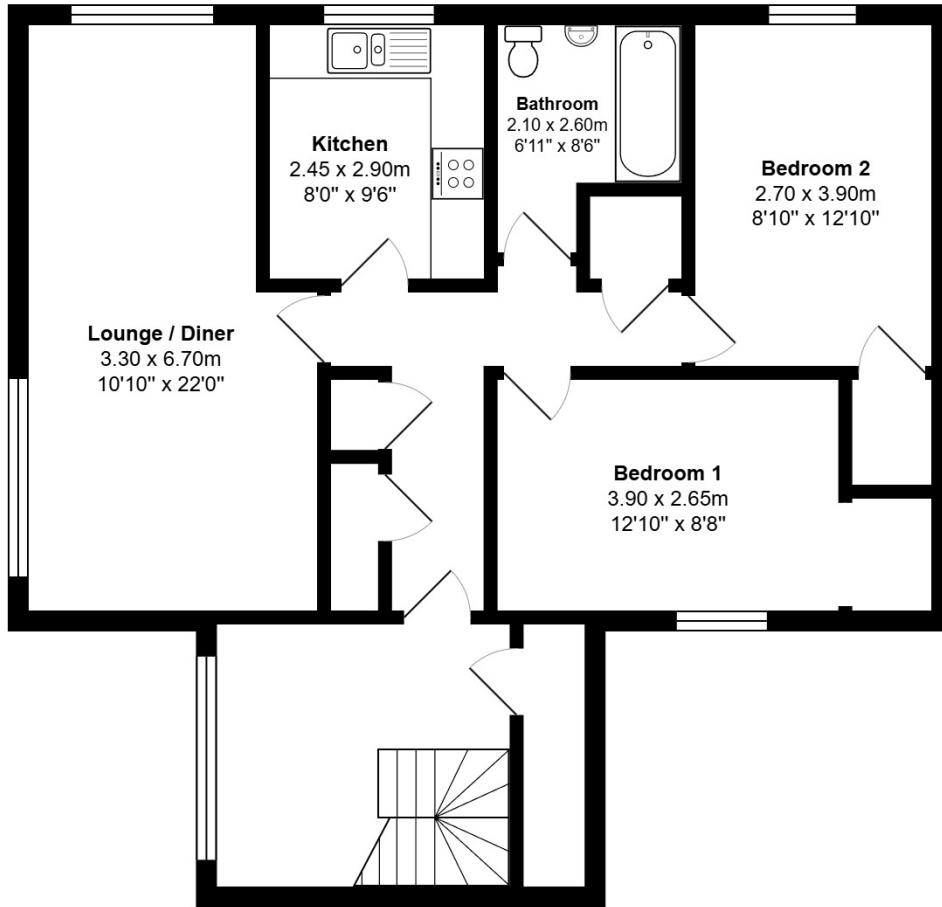
Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

Externally, the rear garden is south-facing, and a pleasant place to relax and enjoy the peace and quiet.

EXTERNALS



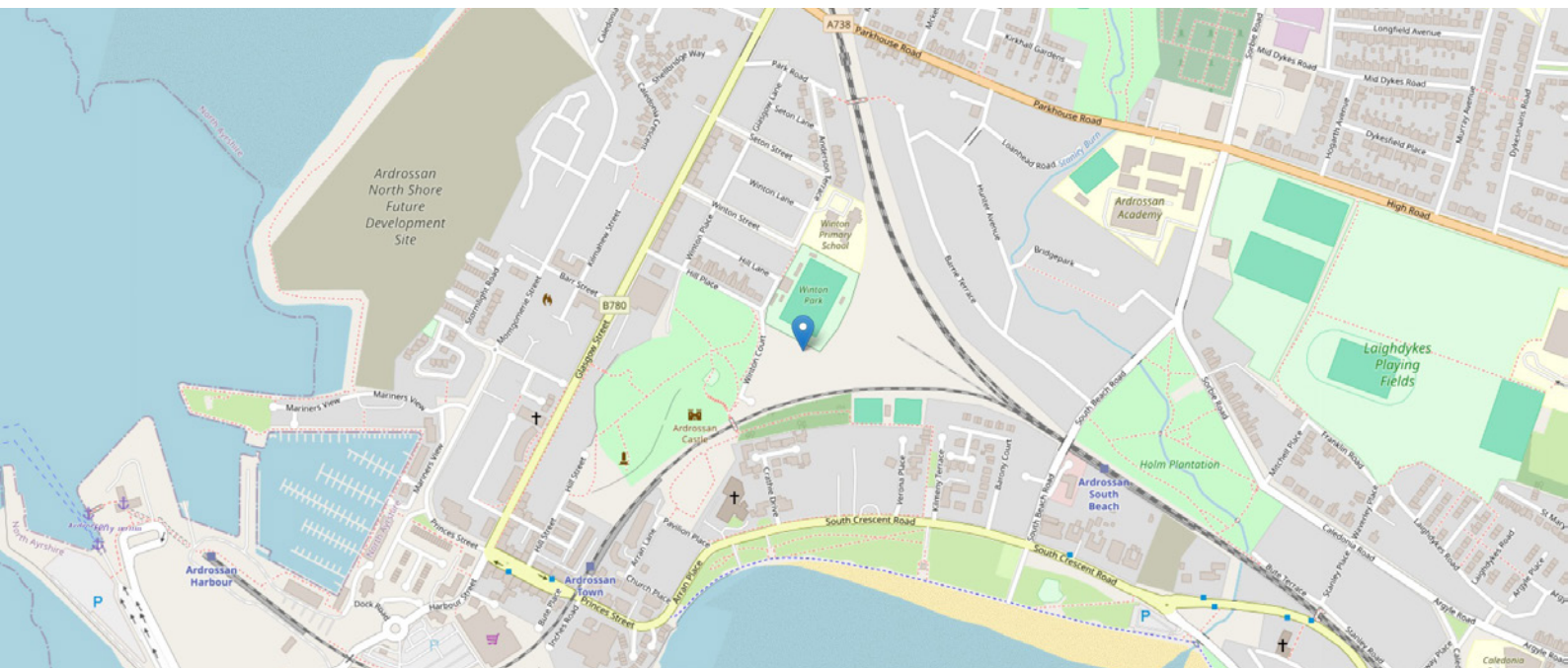
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: D

Buyer's Premium Value: £2000.00



THE LOCATION

2 Winton Court 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 levels 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, 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 to 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.



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