

1 BURNFOOT LANE, ARDROSSAN

**Welcome
Homes**

Property Done Properly



2 Bedroom Ground Floor Flat



Offers Over £110,000

**Sought After Location
Rarely Available
Newly Renovated**

**South Facing Rear Garden
Garage
Minute's Walk to Beach**

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Welcome Homes is delighted to present this beautifully renovated 2 bedroom ground floor flat, occupying a peaceful position within a highly sought after area of Ardrossan and just a minute's walk from the beach.

Presented in true walk-in condition, the property has undergone recent improvements including a brand new fitted kitchen, stylish new bathroom, a brand new boiler, fresh decoration, new internal doors and flooring throughout, creating a bright, contemporary home ready for its new owner to enjoy.

The accommodation is well proportioned and comprises a welcoming entrance hallway, a spacious lounge diner with French doors opening to the garden, a newly fitted kitchen, a modern bathroom and two generous bedrooms with useful wardrobe storage.

Externally, the property enjoys excellent outdoor space with communal gardens to the front and rear. An informal agreement between

the proprietors allows this property use of the south facing rear section providing an attractive outdoor area with plenty of space for seating and enjoying the sunnier aspect.

A particularly valuable addition is the property's own private garage, providing secure parking or useful additional storage.

The location is a real highlight. Tucked away within a very quiet and desirable part of Ardrossan, the property is only moments from the coastline and beach, while remaining conveniently placed for local amenities and transport connections.

With its fresh modern interiors, ground floor accommodation, outdoor space, garage and superb coastal location, this attractive home should appeal to a wide range of purchasers including first time buyers, downsizers and those looking for a conveniently located home close to the sea.

Early viewing is advised.



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DIMENSIONS:-

Living Room: 5.18 x 3.36 m

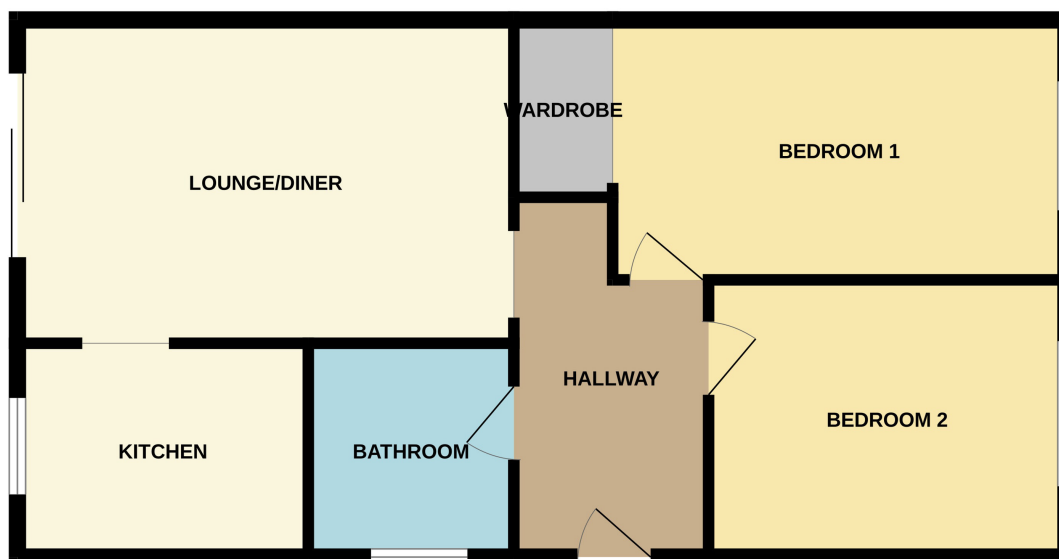
Kitchen: 3.00 x 2.22 m

Bedroom 1: 4.70 x 2.46 m

Bedroom 2: 3.62 x 2.10 m

Bathroom: 1.91 x 1.14 m

COUNCIL TAX BAND C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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