Taylor & HENDERSON PROPERTY LTD

First Floor Flat

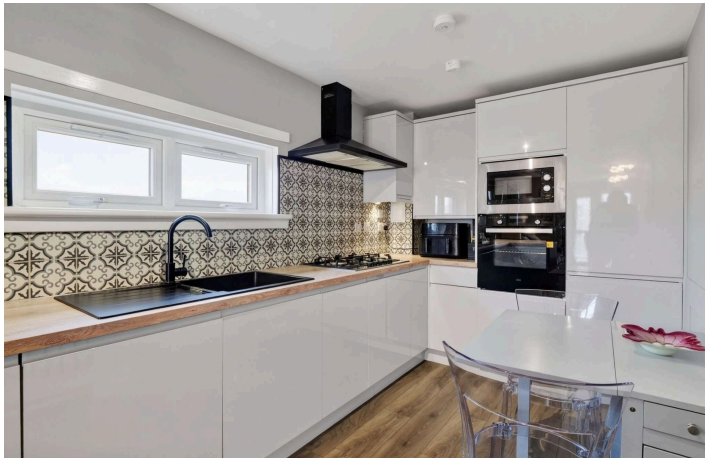
110 Mariners View, Ardrossan, KA22 8BH

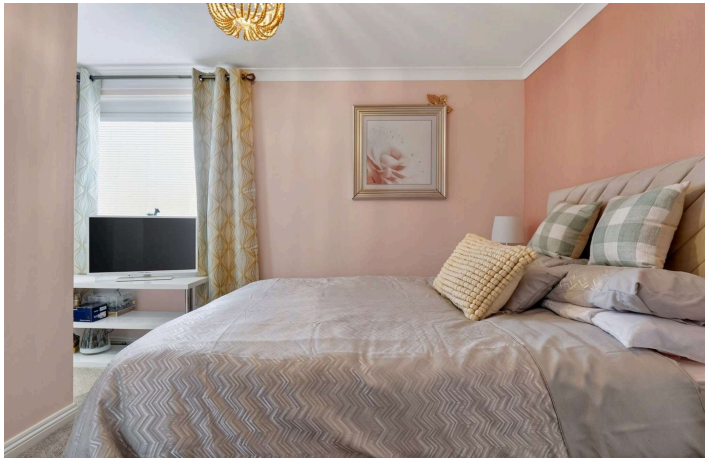


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1 | 2 | 2 | C EPC rating







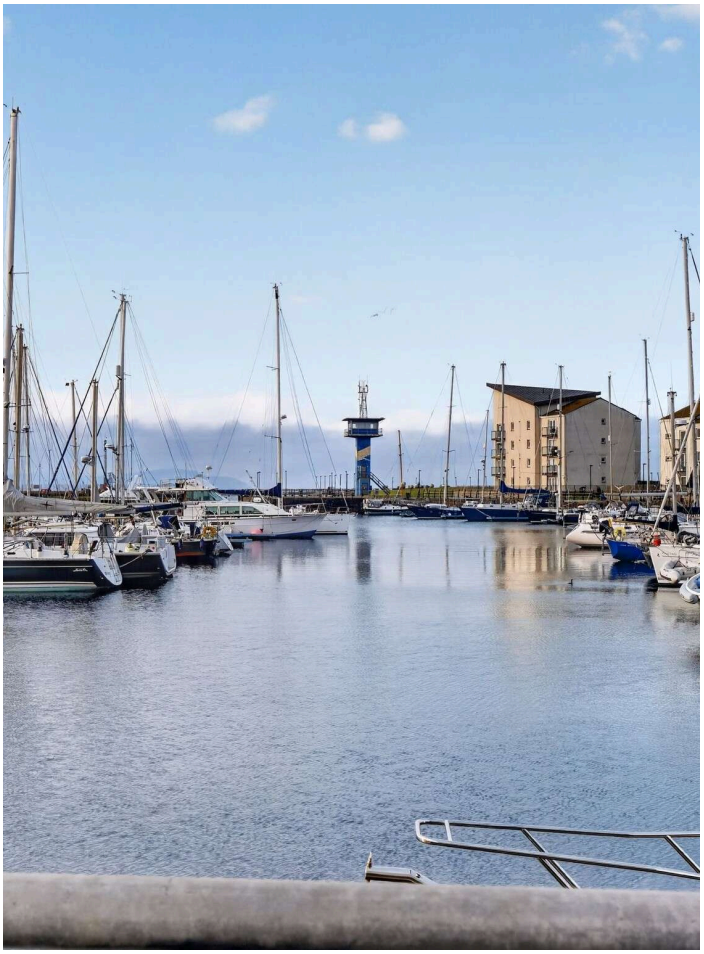
110 Mariners View

Beautiful First-Floor Apartment with Stunning Marina and Isle of Arran Views An excellent opportunity to purchase this attractive first-floor apartment, presented to the market in true walk-in condition and ideally situated within the popular Ardrossan harbourside development. The property enjoys stunning panoramic views across the marina towards the Isle of Arran and beyond. The well-presented accommodation comprises a welcoming entrance hallway leading to a bright and spacious open-plan lounge and modern fitted kitchen. The lounge benefits from direct access to a private balcony, providing the perfect spot to relax and enjoy the beautiful marina views. The contemporary kitchen is fitted with a range of units and integrated appliances. There are two generously proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. A modern family bathroom completes the accommodation. Further benefits include gas central heating, double glazing, a secure controlled entry system, private residents' parking and well-maintained communal areas. Ideally suited to a range of buyers, this impressive apartment combines comfortable, modern living with a desirable harbourside setting and breathtaking coastal views. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Measurements

Lounge Area	17' x 17'
Kitchen Area	17'9 x 8'7
Bedroom 1	12'7 x 10'9 (at widest)
Bedroom 2	10'9 x 10'4
Bathroom	10'8 x 7'
Ensuite	7' x 7'





Viewing
Through solicitors on 01294 606700

Email
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Reference
E515565

Our Offices

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Tel: 01294 278306 & Fax: 01294 272886

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DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they gauranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediatly when we will endeavour to assist you in any way possible.