3 CALEDONIA CRESCENT, ARDROSSAN

Welcome Homes
Property Done Properly







1 Bedroom Ground Floor Flat

Offers Over £59,000

- Desirable Location
- Walk-In Condition
- Close to Beach
- Rear Drying Green
- Allocated Parking
- Perfect Downsize

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Beautifully presented, this modern one bedroom ground floor flat enjoys a desirable location within walking distance of the beach and within easy reach of shopping facilities, transport links and the Clyde Marina.

The accommodation comprises an entrance vestibule leading into a well-proportioned living room, with an inner hallway providing access to the kitchen, double bedroom and bathroom. Tasteful décor throughout creates a welcoming home, ready for its next owner to enjoy.

The living room offers comfortable space for relaxing and entertaining, while the separate fitted kitchen provides a practical cooking area.

The double bedroom benefits from built-in storage, and an immaculate modern bathroom with white 3 piece suite completes the accommodation.

Externally, a communal rear garden incorporates a drying green. Allocated parking and additional residents' parking further enhance the appeal.

Combining beautifully presented accommodation with convenient ground floor living and a coastal setting, this attractive flat will appeal to first-time buyers, downsizers and those seeking a conveniently located home

Early viewing is recommended.



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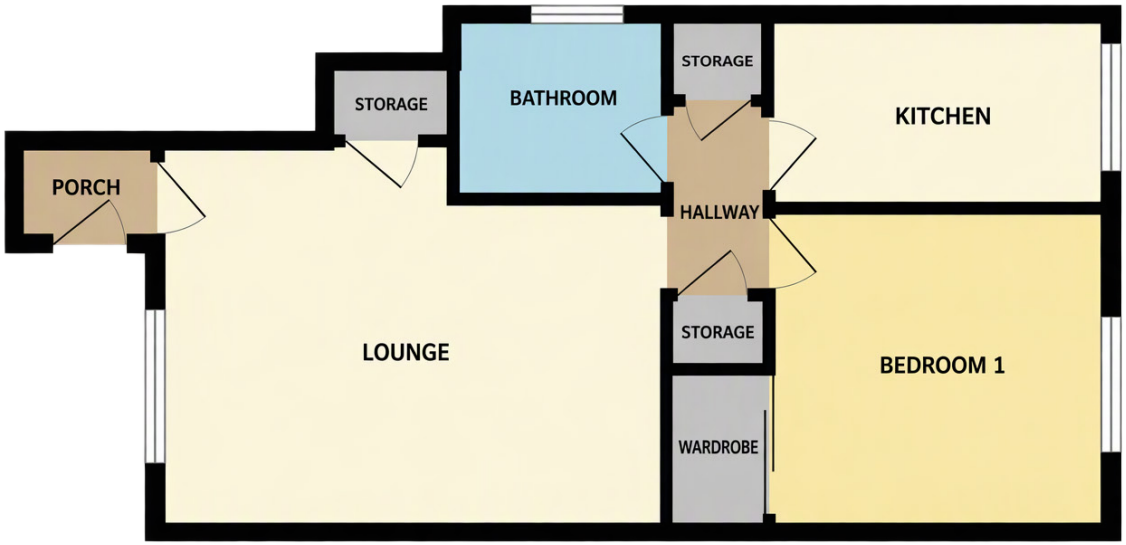


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DIMENSIONS:-

Living Room:	**4.75 x 3.43 m**
Kitchen:	**3.15 x 1.80 m**
Bedroom:	**3.10 x 2.78 m**
Bathroom:	**2.00 x 1.70 m**



COUNCIL TAX BAND B

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