




McEwan Fraser Legal

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41 Elm Park

ARDROSSAN, NORTH AYRSHIRE, KA22 7BZ

ARDROSSAN

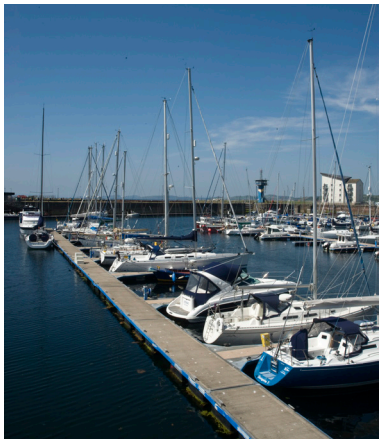


41 Elm Park is in a sought after location, only a short drive from local amenities and the sandy beaches of Ardrossan. The town of Ardrossan is the last of North Ayrshire's Three Towns, which also includes Stevenston and Saltcoats.

It is a popular town with many local amenities and excellent schools at both primary and secondary level 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 and excellent road links and frequent rail links to Ayr, Glasgow and Largs.



Ardrossan Beach and View Towards Arran | Ardrossan Ferry and Marina



NORTH AYRSHIRE



LOUNGE, FAMILY ROOM, DINING ROOM

KITCHEN



Part Exchange available. We are delighted to introduce to the market this extended and spacious three bedroom end-terraced villa formed over two levels which would be the perfect acquisition for wide variety of purchaser(s) looking for their ideal home. The current owners have designed the property well to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first class specification. An entrance hallway allows access to all apartments on this level. An immediately impressive open plan lounge/dining area is flooded with natural light from the window to the front aspect. The dining area comes in useful for more formal dining with family and friends. The crisp and stylish decor continues into the kitchen which has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient work-space. It comes complete with a host of integrated appliances. An added bonus is the breakfast area. This zone is popular when mum's breakfast is on the go. A useful utility room is

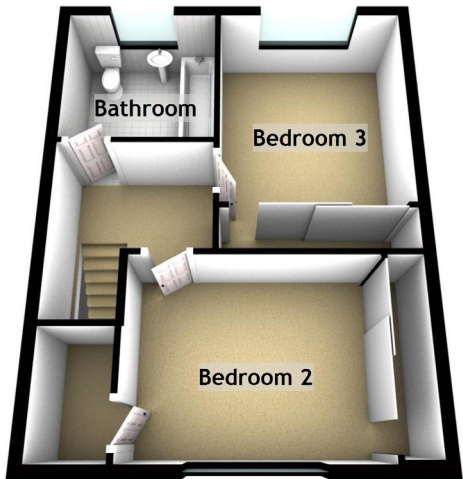
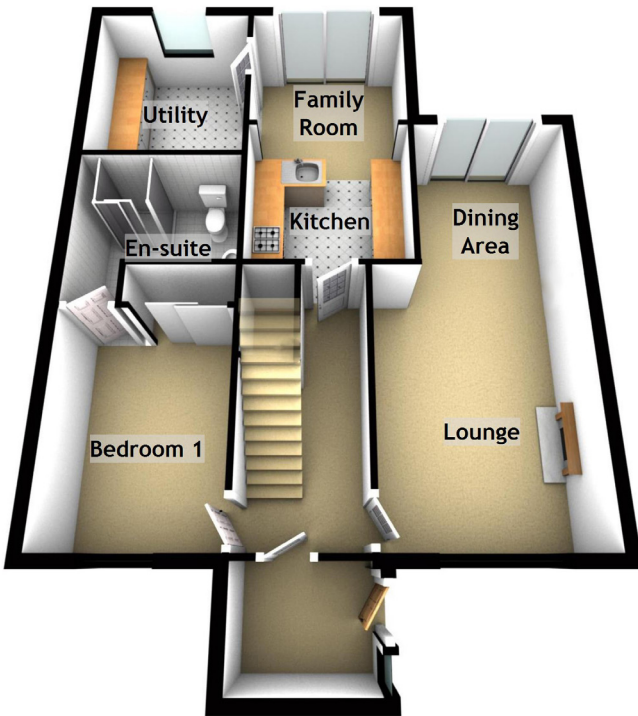
situated off the kitchen. Completing the accommodation on this level is the tastefully decorated master-bedroom further complimented with an envious ensuite tucked away behind the built-in mirrored wardrobes.

The upstairs accommodation comprises of a further two well proportioned bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Both bedrooms on the first floor level are also further enhanced with built-in wardrobes, creating excellent storage space. A contemporary, three-piece family bathroom suite with overhead shower completes the impressive accommodation internally.

Externally the property benefits from enclosed garden grounds. A driveway to the rear provides off-road parking for one vehicle. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round.



BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.16m (13'8") x 3.48m (11'5")
Dining Area	2.83m (9'3") x 2.42m (7'11")
Kitchen	2.71m (8'11") x 2.59m (8'6")
Family Room	2.59m (8'6") x 1.85m (6'1")
Utility	2.56m (8'5") x 1.96m (6'5")
Bedroom 1	4.17m (13'8") x 2.58m (8'6")
Bedroom 2	3.80m (12'6") x 3.03m (9'11")
Bedroom 3	3.16m (10'4") x 3.13m (10'3")
En-suite	2.56m (8'5") x 1.65m (5'5")
Bathroom	2.19m (7'2") x 1.72m (5'8")

Gross internal floor area - 113m²

EPC Rating - C

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings,
curtains and blinds.

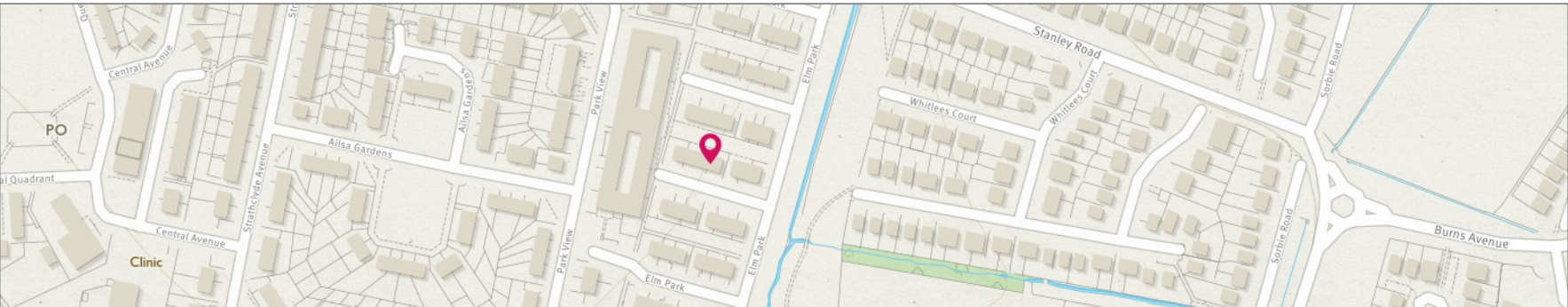


Image credit: <https://www.odinaxsurvey.co.uk/omaps/>



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THE SUNDAY TIMES
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