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Solicitors & Estate Agents

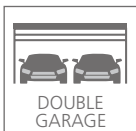
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**21 Crinan Place**

ARDROSSAN, NORTH AYRSHIRE, KA22 7PT



# ARDROSSAN NORTH AYRSHIRE KA22-7PT



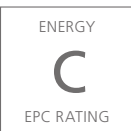
DOUBLE  
GARAGE



NEAR SCHOOLS



NEAR SEA



ENERGY  
C  
EPC RATING

*A FULLY MODERNISED TWO BEDROOM DETACHED BUNGALOW  
WITH DOUBLE GARAGE & A HOST OF IMPRESSIVE EXTRAS*

# T

he town of Ardrossan is the last of North Ayrshire's Three Towns, which also includes Stevenston and Saltcoats. It 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. 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. Ardrossan is a popular town with many local amenities and excellent schooling at both primary and secondary levels, excellent road links and frequent rail links to Ayr, Glasgow and Largs.



**EXTERNAL  
PROPERTY  
VIEWS**



# 21 CRINAN PLACE

**S**ituated on a good-sized plot, in the popular location of Ardrossan, is this superb two bedroom, detached bungalow, all on one level at the end of a very quiet cul-de-sac. It is in "walk-in" condition and has been maintained and upgraded to an exacting standard by its current owners, who have created a fabulous family home. It is both flexible and adaptable and still offers scope to extend or add a conservatory (STPP). The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments. The property sits within very well- maintained and landscaped gardens, which have been designed for ease of maintenance and privacy.

There is a feature hot tub, raised ornamental pond and a bespoke summer house in the rear garden making it the perfect spot to relax on a summer's day. This also provides a private and safe environment for children. The property also benefits from a driveway to the side aspect for four/five vehicles. This leads to a detached double-width garage, with electric roller doors.

The front elevation of the property belies the accommodation internally, which comprises: Welcoming reception hall with a two storage cupboards. Access to the loft is gained from the hallway. Immediately impressive lounge, with a picture window to the front aspect, flooding the room with natural light and offering views of the cul-de-sac. The kitchen/diner has a good range of contemporary floor and wall units, with an

integrated oven, hob and extractor hood. There is also space for a washing machine, an upright fridge/freezer and a small table and chairs for more informal dining.

There are two, well proportioned double bedrooms. Both benefit from fitted mirrored wardrobes and offer space for additional freestanding furniture, if required. The second bedroom could be used as anything you want it to be a hot office space, dining room or a permanent bedroom. A partly-tiled bathroom, with a shower over the bath, completes the impressive accommodation.

The high specifications of this family home also include double glazing, gas central heating to radiators and a solar photovoltaic system.



## KITCHEN/ LOUNGE

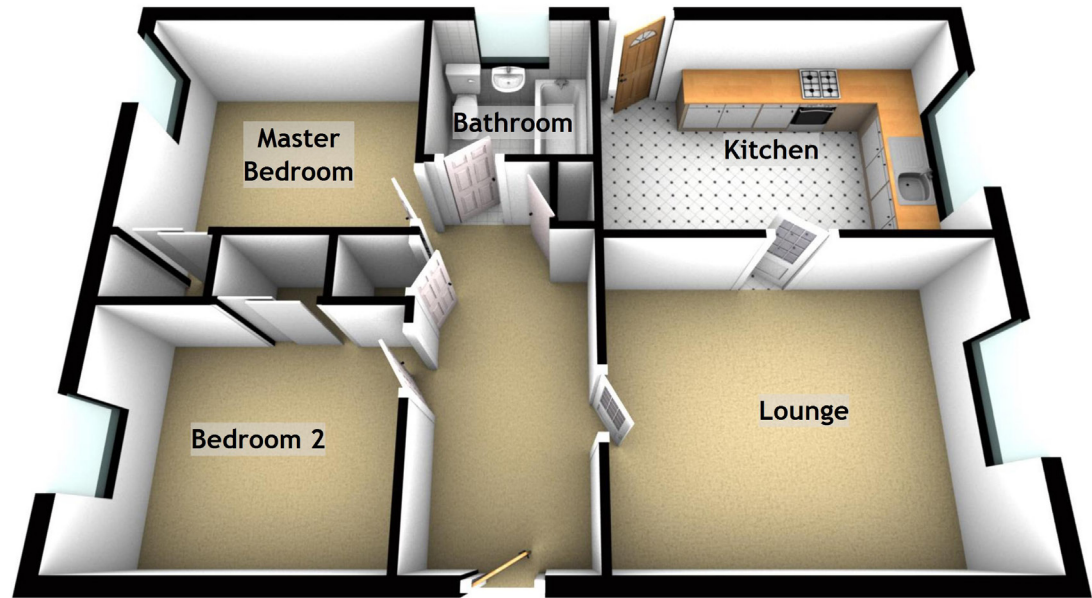




## BEDROOMS & BATHROOM



## SPECIFICATIONS



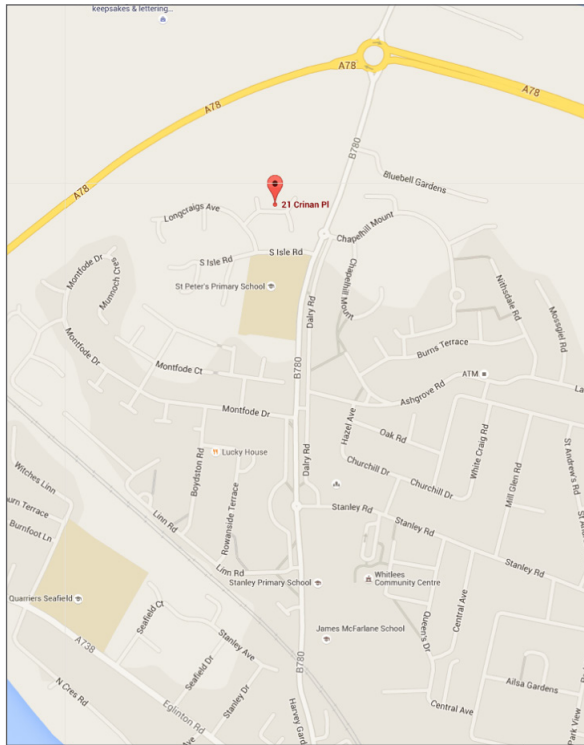
### APPROXIMATE DIMENSIONS

(Taken from the widest point)

|                |                               |
|----------------|-------------------------------|
| Lounge         | 4.30m (14'1") x 3.50m (11'6") |
| Kitchen        | 3.70m (12'2") x 2.40m (7'10") |
| Master Bedroom | 3.30m (10'10") x 2.79m (9'2") |
| Bedroom 2      | 3.30m (10'10") x 2.60m (8'6") |
| Bathroom       | 2.00m (6'7") x 1.80m (5'11")  |

### GROSS INTERNAL FLOOR AREA (M<sup>2</sup>)

55 m2







  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Part  
Exchange  
Available



Text and description  
**DARREN LEE**  
 Regional Manager



Professional photography  
**GARY CORKELL**  
 Photographer



Layout graphics and design  
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