



**McEwan Fraser Legal**

Solicitors & Estate Agents

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48 Dalry Road

ARDROSSAN, NORTH AYRSHIRE, KA22 7JX

THE LOCATION

The town of Ardrossan is the last of North Ayrshire's Three Towns, which also includes Stevenston and Saltcoats.

It is an attractive 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 perfect 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 regular rail links to Ayr, Glasgow and Largs.

THE PROPERTY

Part-Exchange available. McEwan Fraser Legal are delighted to offer to the market this large three bed semi-detached chalet style bungalow offering excellent family accommodation. The property would be a great acquisition for a wide variety of potential buyers looking for their ideal home.

Entering the property through the hallway the formal lounge is pleasantly located to the front left of the property and is flooded with natural light. The fitted kitchen has a good range of floor and wall mounted units with plenty of workspaces. Complete with a freestanding fridge freezer and plumbed space for washing machine. The kitchen then leads into the rear garden via the back door. The modern family bathroom is located on the ground floor and was recently renovated with new modern three piece suite and overhead shower.

The first-floor accommodation is split between two bright and spacious bedrooms, each with a range of furniture configurations with room for additional free standing furniture if required. Either bedroom could be transformed into a variety of accommodation such as study/office for those requiring working from home arrangements. The third bedroom is located downstairs and is currently used as a games room.

Externally the property has a spacious mono blocked driveway with private rear gardens. The garden to the rear is fully enclosed and provides a safe environment for children and is a real suntrap in summer months. The garden will be popular with friends and family when it is your turn to host the Barbeque. The property has gas central heating and triple glazing, helping to ensure a warm, yet cost effective living environment all year round.



FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

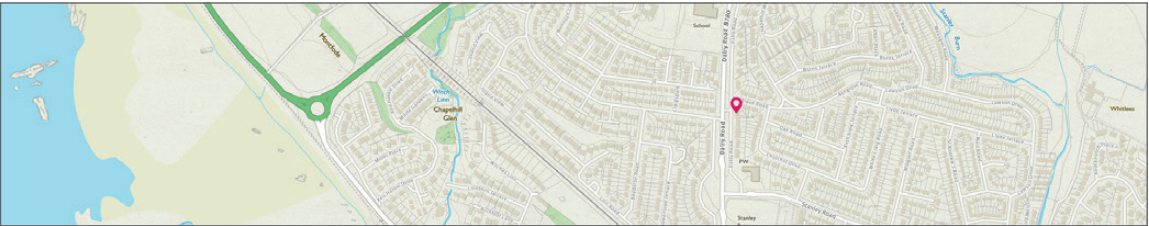
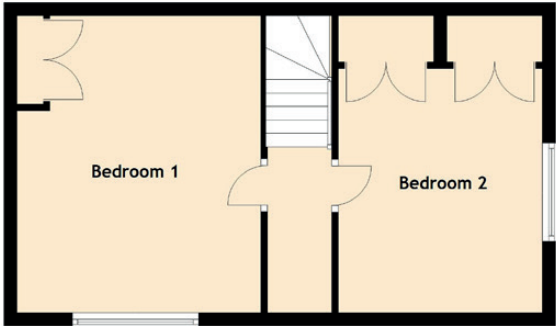
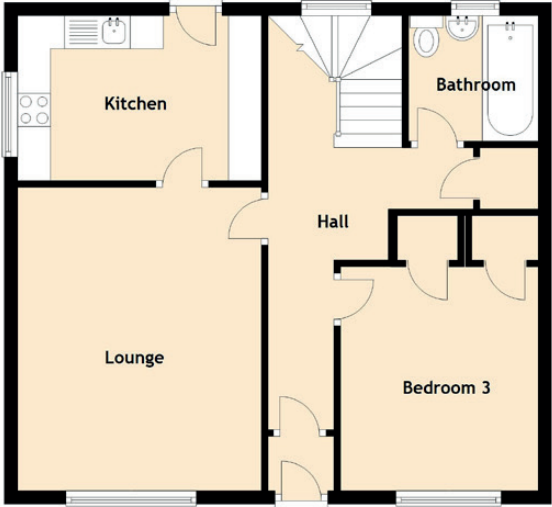
Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.50m (8'2")
Bedroom 1	4.50m (14'9") x 3.70m (12'2")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²) - 91m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, floor coverings, light fixtures and fittings, curtains, blinds, gas cooker and garden shed.





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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