




McEwan Fraser Legal
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39 Barrie Terrace
ARDROSSAN, NORTH AYRSHIRE, KA22 8AZ

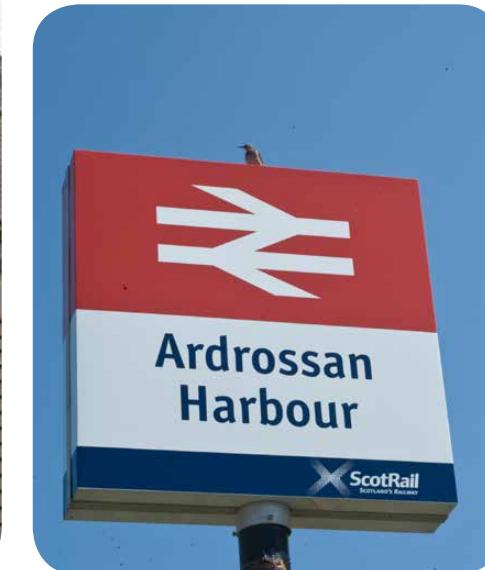
Ardrossan

39 Barrie Terrace is in a sought after location, only a short walk 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 harbourside on a daily basis, with frequent crossings and excellent road links and frequent rail links to Ayr, Glasgow and Largs.

The property is twenty minutes from Royal Troon, Old Prestwick, and Dundonald Links Golf Courses, all home of The Open golf tournament. Also, within close proximity is Prestwick International Airport. In under an hour, you can reach the Trump Turnberry Golf Course, also home to The Open, as well as Glasgow International Airport.

Ardrossan



39

Barrie Terrace

Part Exchange Available. We are delighted to introduce to the market this spacious, but cosy two bedroom ground floor flat which has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property, the welcoming hallway provides access to all apartments. An impressive formal lounge is flooded with natural light and also provides an interesting outlook. The kitchen includes a good range of floor and wall mounted units with a contemporary work-surface, creating a fashionable and efficient work-space.

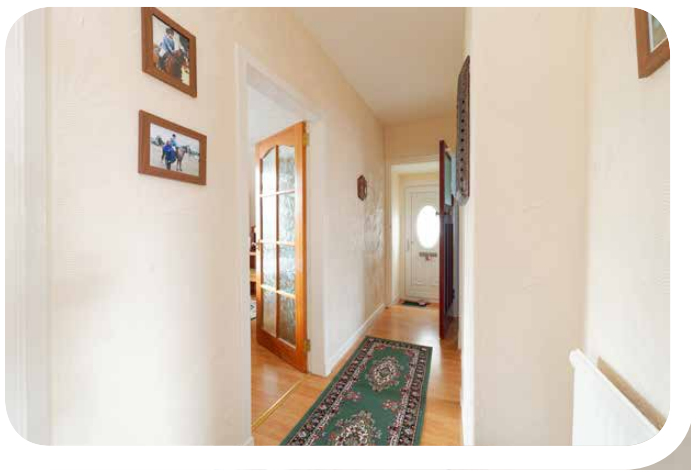
The two bright and airy well-appointed bedrooms have a range of furniture configurations and space for additional free standing furniture if required. The current owner transformed one of the bedrooms into a snug for some 'me' time and enjoys a nice outlook onto the rear garden. The contemporary bathroom completes the accommodation internally.

Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

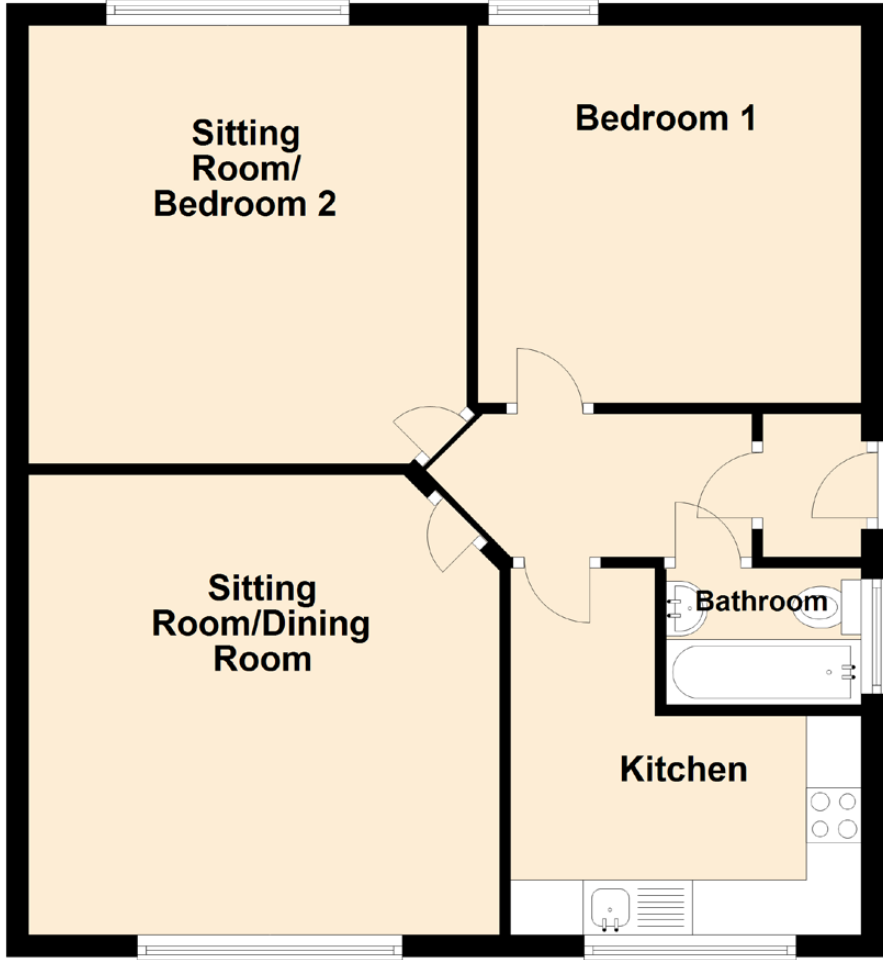
Externally there are private front and rear gardens, which are a suntrap in the summer months.

“designed to
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SPECIFICATIONS, FLOOR PLAN & PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)

Sitting Room/ Bedroom 2	4.00m (13'1") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 2.00m (6'7")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Sitting Room/ Dining Room	4.30m (14'1") x 4.20m (13'9")
Bathroom	1.78m (5'10") x 1.30m (4'3")

Gross internal floor area (m²): 65m² | EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

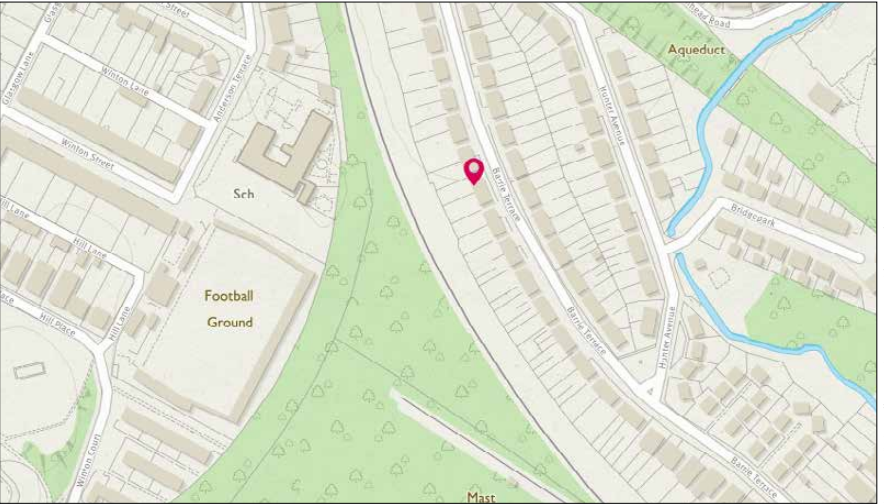


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Part
Exchange
Available

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Text and description
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