



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01292 430 555

**17 BEVAN COURT**  
ARDROSSAN, NORTH AYRSHIRE, KA22 8PB



# 17 BEVAN COURT

ARDROSSAN, NORTH AYRSHIRE, KA22 8PB

17 Bevan Court 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 harbour side 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.

**Part Exchange Available. We are delighted to introduce to the market this spacious, but cosy one bedroom upper flat, which has been tastefully decorated throughout. The flat 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 open plan lounge, dining area and kitchen is flooded with natural light. A drop-down ladder gives access to the floored loft, which could be transformed - subject to obtaining the necessary planning and consents. The fitted kitchen includes a modern range of floor and wall mounted units with a contemporary work-surface, creating a fashionable and efficient work-space. It is further complemented with a host of integrated appliances. The bright and airy well-appointed bedroom has a range of furniture configurations and space for additional free standing furniture if required. It is also enhanced with built in mirrored wardrobes, creating excellent storage space. The contemporary shower room completes the impressive accommodation internally.**

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

**Externally there is off-street parking with a garden to the rear, which is a suntrap in the summer months.**

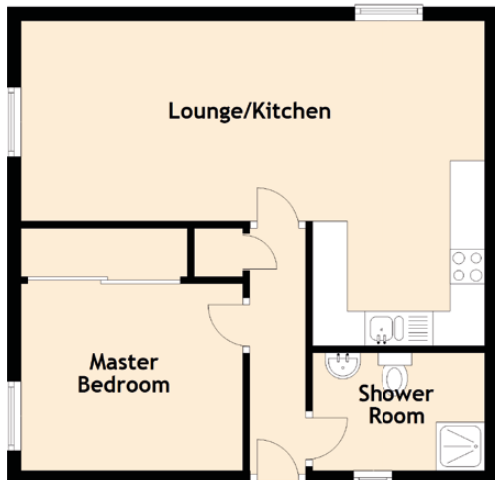




# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

## Ground Floor



## Attic

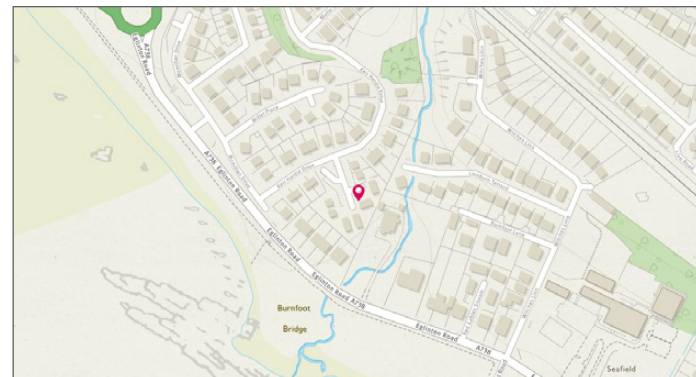


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.70m (22') x 4.70m (15'5")
Master Bedroom	3.20m (10'6") x 2.70m (8'10")
Shower Room	2.50m (8'2") x 1.70m (5'7")
Floored Attic	6.90m (22'8") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: D

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



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01292 430 555  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**DIANE KERR**  
Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
Designer

Image credit: <https://www.onthemap.co.uk/map/>