




McEwan Fraser Legal
Solicitors & Estate Agents
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13 Horse Isle View

ARDROSSAN, NORTH AYRSHIRE, KA22 8PD



THE LOCATION

Horse Isle View 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.





THE PROPERTY

Part Exchange Available. We are delighted to introduce to the market this two bedroom semi-detached property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A hallway provides access to all rooms on this level. The formal lounge offers an interesting outlook onto the rear garden and is flooded with

natural light from the patio doors that allow you to invite outside in. The kitchen is fitted to include a good range of floor and wall mounted units with a contemporary work-surface. It also benefits from a host of integrated appliances.

The first-floor level has been thoughtfully planned to accommodate two well-appointed bedrooms, both of which are bright and airy with a range of possible furniture configurations and space for additional free-standing furniture if required. A family bathroom suite completes

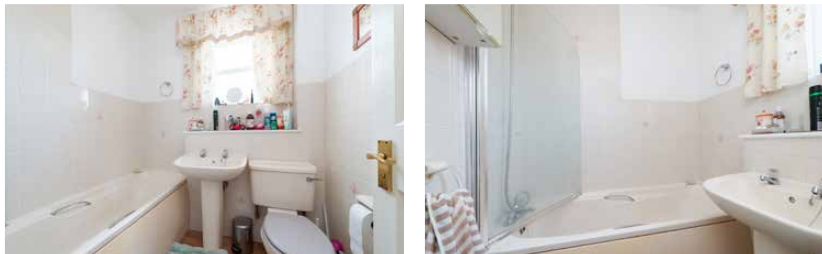
the accommodation internally. Externally the property benefits from private garden grounds, with a driveway providing off-road parking. The rear garden is a real sun trap and is popular in summer months and also boasts an interesting outlook. Many an evening will be spent on the decking enjoying the peace and quiet.

The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.

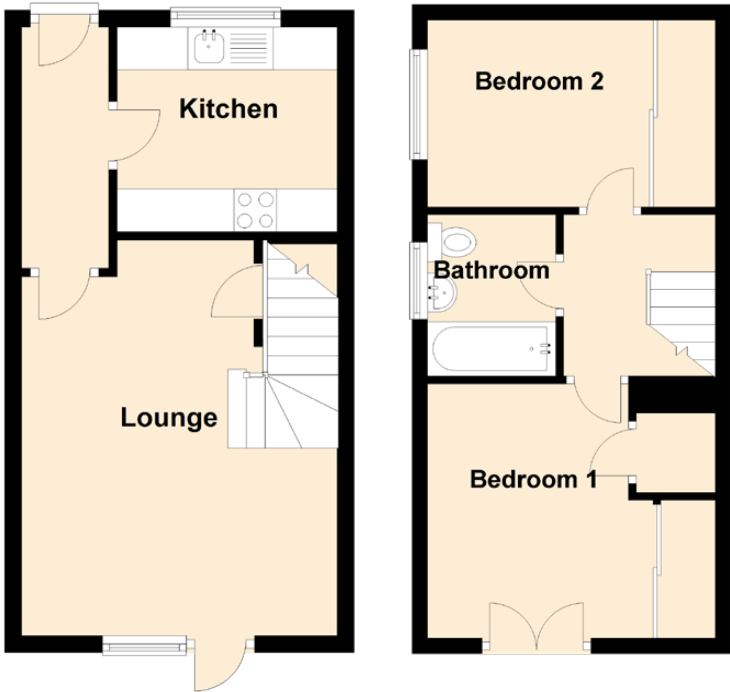


THE VIEW





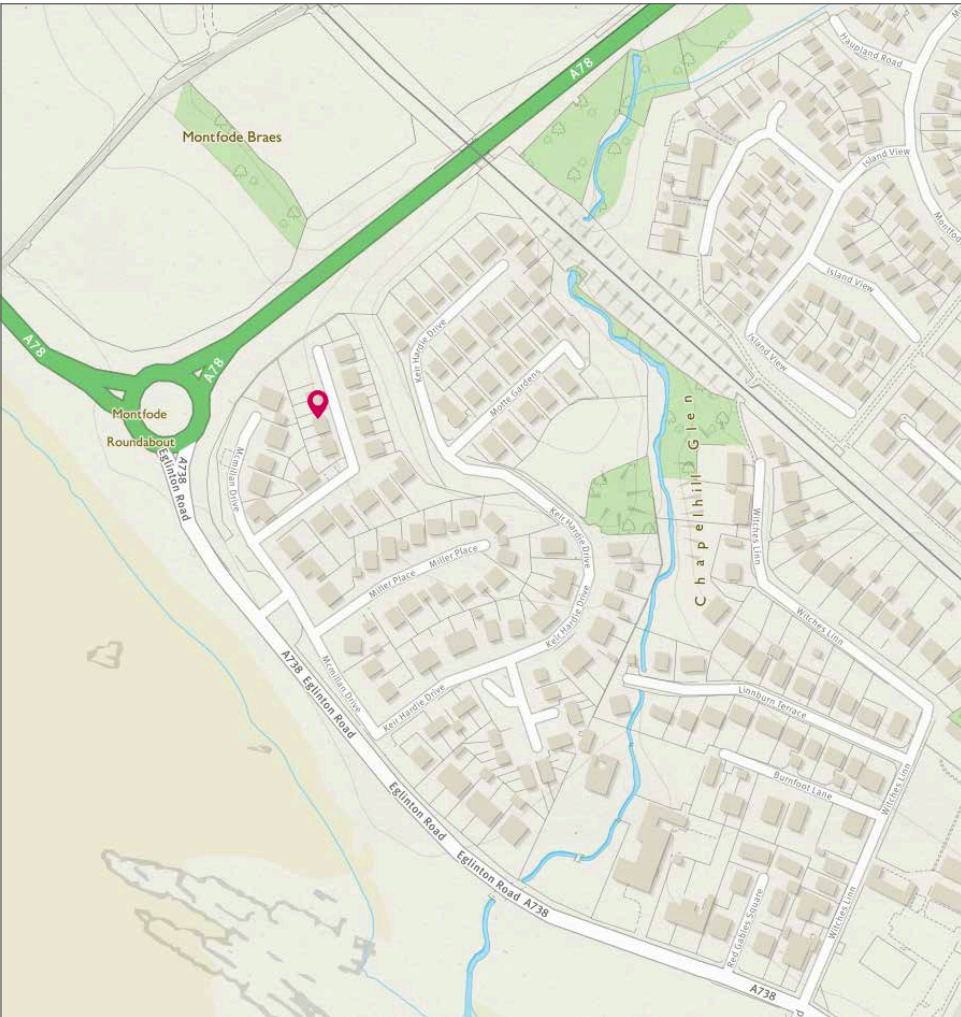
SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	2.50m (8'2") x 2.40m (7'10")
Bedroom 1	3.21m (10'6") x 2.90m (9'6")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 73m² | EPC Rating: C





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Part
Exchange
Available

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Text and description
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