




McEwan Fraser Legal
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12 South Isle Road
ARDROSSAN, NORTH AYRSHIRE, KA22 7PX

THE LOCATION

12 South Isle Road 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

Part Exchange available. We are delighted to bring to the market this three bedroom detached bungalow with light-filled and spacious accommodation. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Once inside, the discerning purchaser will be greeted with a first-class specification. A hallway entrance leads to all apartments. The formal lounge is flooded with natural light and boasts an interesting outlook. The kitchen has been fitted to include a good range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace, an added bonus is the hosts of integrated appliances.

The clear, crisp and contemporary styling continues into the three well-

proportioned bedrooms. Two of the bedrooms are further enhanced with built-in storage. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms could be transformed to meet each individual purchaser's needs and requirements such as a family lounge or formal dining room. A contemporary three-piece family bathroom suite completes the impressive accommodation internally.

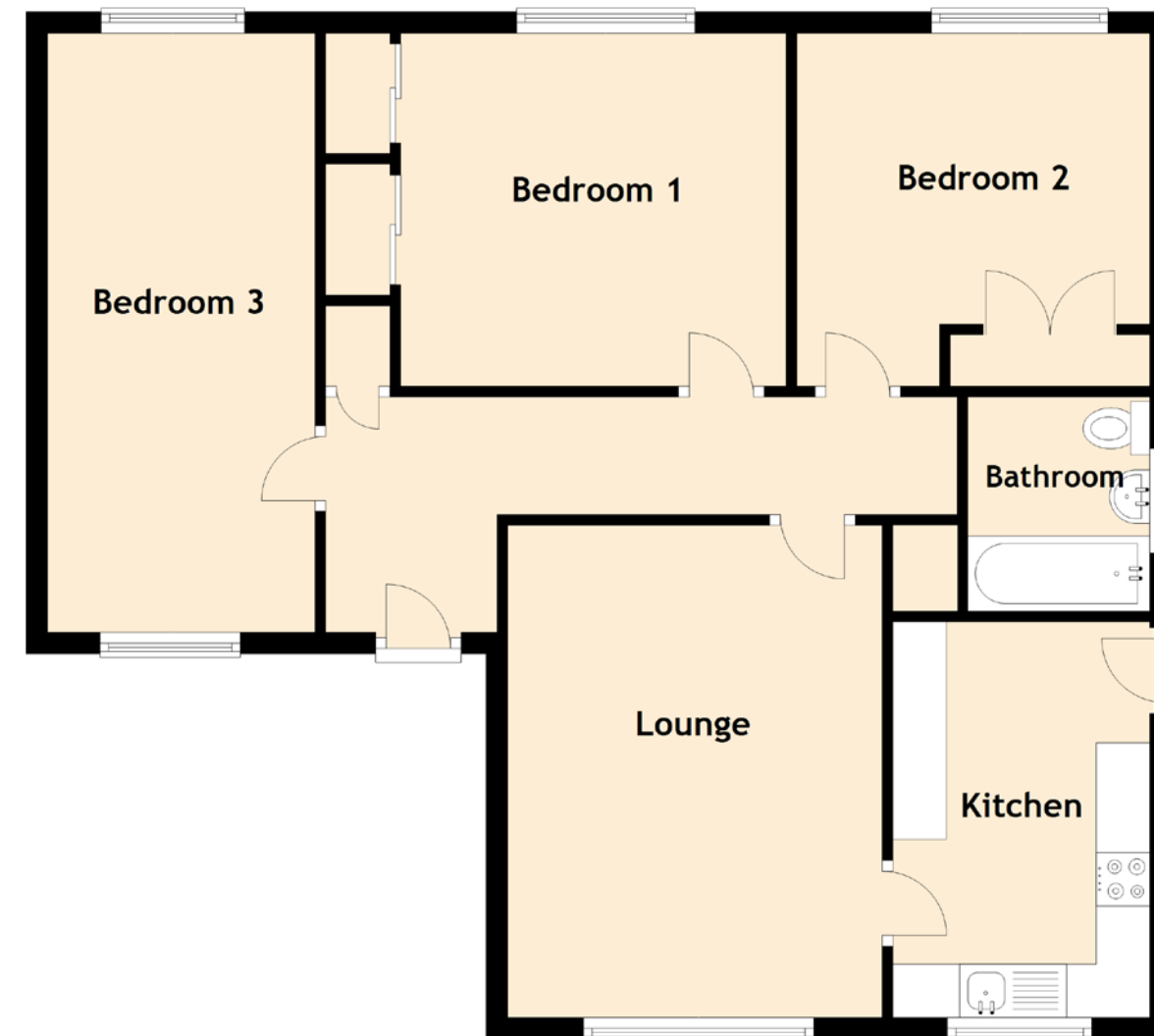
Externally, there are private gardens with a driveway to the side providing off-road parking. The rear garden is fully enclosed and is the perfect ambience to relax in and enjoy the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for a warm yet cost-effective way of living all year round.



BEDROOMS & BATHROOM



THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.70m (12'2") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.30m (10'10")
Bedroom 3	5.60m (18'4") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 80m²
EPC Rating: C

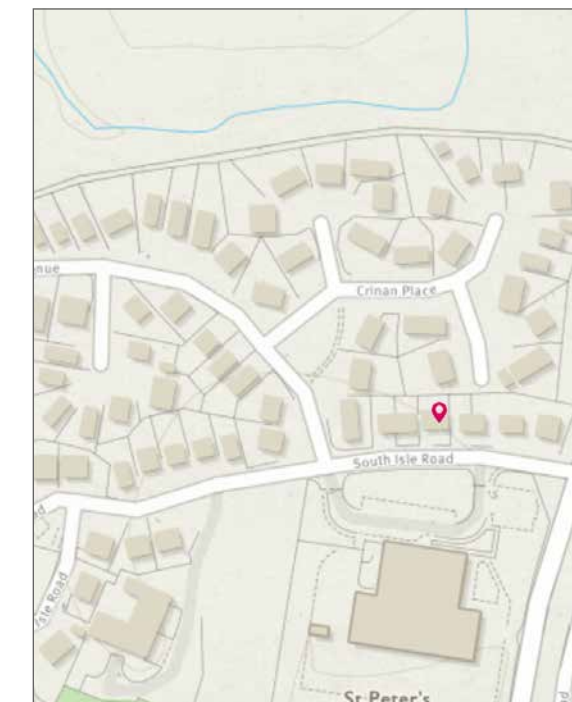


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Part
Exchange
Available

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