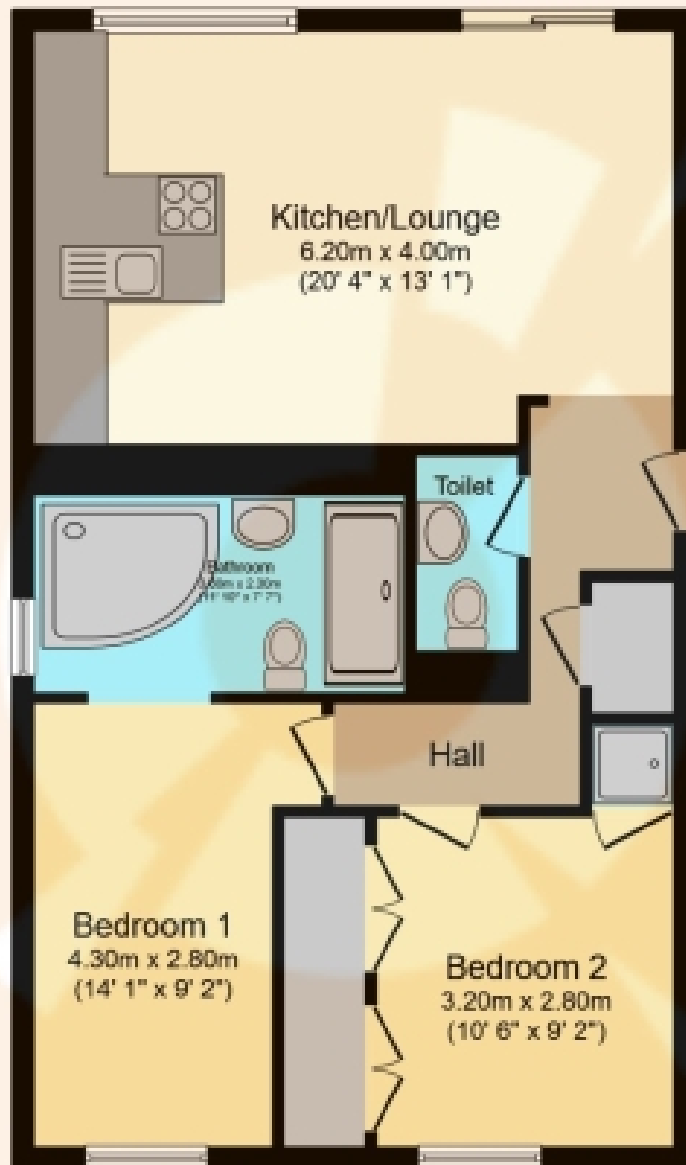




89 Mariners View, Ardrossan

Offers Over £109,995





Floor Plan

Total floor area 67.0 sq.m. (721 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** ULTRA-MODERN TOP FLOOR APARTMENT BOASTING UNINTERRUPTED VIEWS ** SOUGHT-AFTER SEASIDE LOCALE ** EXTENSIVELY REFURBISHED - TRUE WALK IN CONDITION ** LUXURIOUS JACUZZI BATH ** VIEWING STRONGLY ADVISED **. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 89 Mariners View and this exquisite top floor apartment which has been extensively refurbished by our client, boasting a range of impressive features throughout, along with uninterrupted views over the Isle of Arran and Ardrossan harbour.

A secure door entry system gives access to the well-maintained close, with steps leading you to the top floor. Sophisticated smart locks allow you to enter the property feeling safe and secure. You are first welcomed into an inviting hallway which gives access to the open-plan lounge and kitchen.

The lounge is wonderfully spacious and is engulfed with natural light which filters in through the. Feature LED lighting, electric blinds, and the wall-mounted TV help to create an ultra-modern finish, and the private balcony can be accessed via the tilt and slide patio doors. With plenty of space for two, the balcony provides the perfect spot to enjoy your morning coffee whilst admiring uninterrupted views of the Ardrossan marina.

Open-plan to the lounge is the breakfasting kitchen, which is equally as modern and features an array of base and wall mounted cabinets, paired with contrasting marble-effect countertops. Integrated appliances include a 4-ring induction hob, dishwasher, fridge freezer, washing machine, tumble dryer, oven, and additional combi-microwave. The stylish composite sink not only perfectly matches the design of the kitchen but also boasts a waste disposal unit and on-trend pre-rinse mixer tap. A separate w.c. houses a wash hand basin, a w.c. and bathroom storage.

This one-of-a-kind apartment has been extensively refurbished to craft the perfect living space. Bedroom one is a spacious room and houses an array of overbed storage, creating a fashionable yet functional space to relax and unwind at night. The en-suite has been completely remodelled into an open-plan four-piece bathroom. An impressive Jacuzzi bath incorporates hydrotherapy jets and showerheads, and there is a w.c., wash-hand-basin and a large walk-in shower cubicle also present.

Bedroom Two is equally as spacious and boasts built-in storage solutions. Hi-tech features can be found throughout the home and this room is no exception! Complete with down lighting and a TV which descends from the ceiling, Bedroom Two offers a luxurious place to rest your head at night. A convenient en-suite shower cubicle can also be found.

The well-maintained communal garden, leading to cycle path and the shore beyond provides a refreshing escape, while designated parking spaces offer convenience for residents with vehicles. Visitors can make use of the many parking spaces. This wonderful home further benefits from an electric combi-boiler and double glazing throughout, providing each room with a lovely warmth.

Nestled along the beautiful coastline with picturesque views of the Isle of Arran, Firth of Clyde and Ardrossan Marina, this seaside town offers a unique and tranquil living experience. You can enjoy a vibrant community atmosphere with friendly neighbours and a variety of local eateries and cafes, perfect for socializing and enjoying delicious meals. Ardrossan boasts excellent public transport links, making it easy to explore nearby attractions and neighbouring towns and Glasgow City Centre. The close proximity to the beachfront allows for leisurely strolls along the shore, immersing oneself in the calming sound of crashing waves.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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