



## 15 Chapelhill Mount, Ardrossan, North Ayrshire, KA22 7LU



Chapelhill Mount is a well proportioned mid-terraced house, situated on the edge of Ardrossan offering ease of access to the main road networks. The house offers spacious rooms throughout with excellent storage.

In summary, the property layout extends to entrance hall with stairs to upper landing, spacious front facing lounge and rear facing kitchen with integrated oven and hob. The rear hall provides access to the garden and houses a convenient storage cupboard. The upper level allows for two double proportioned bedrooms, which have built-in storage space. The level is completed with a family bathroom.

Externally to the front is an area of lawn with pathways to the front door and side of the property. The rear garden is again, mainly laid out in lawn with perimeter fence. On-street parking, which sits nearby, is available.

Chapelhill Mount is a pleasant residential area. Ardrossan provides access to a range of amenities including supermarkets, leisure facilities and its own Marina, which offers regular ferries to the Isle of Arran. Ease of access to the local road networks and surrounding towns is close by.

### DISCLAIMER:

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services, or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Please refer to published Home Report for EER Band.





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KA22 7LU



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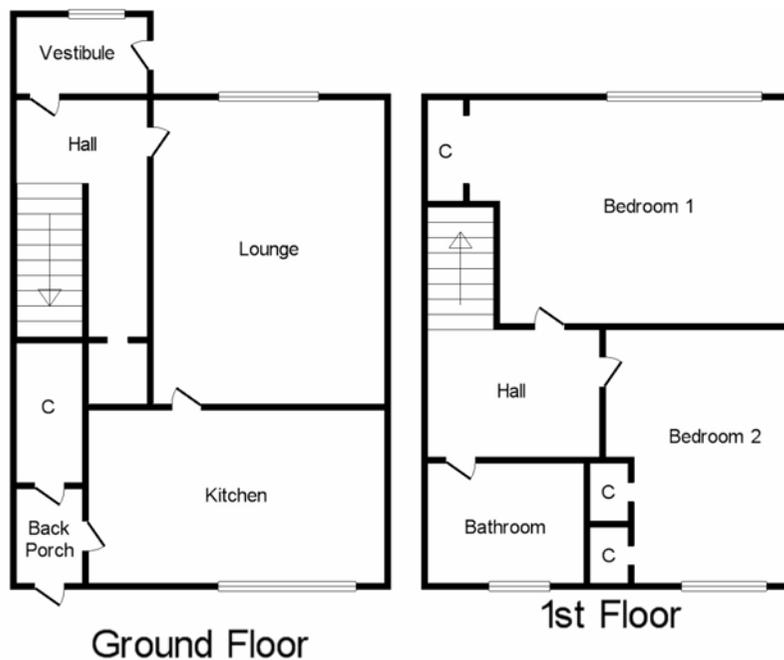
Office opening hours:

Mon & Tue: 9.00am - 5.30pm

Wed & Thu: 9.00am - 7.00pm

Fri: 9.00am - 5.00pm

Sat: 9.00am - 1.00pm



#### ACCOMMODATION

**LOUNGE** - 14'9" x 11'6" (4.5m x 3.5m)

**KITCHEN** - 13'2" x 8'7" (4.01m x 2.62m)

**BATHROOM** - 7' x 5'8" (2.13m x 1.73m)

**BEDROOM 1** - 14'7" x 10'9" (4.45m x 3.28m)

**BEDROOM 2** - 12'9" x 9'6" (3.89m x 2.9m)