



## **Arran Place, Ardrossan, Ayrshire**

Excellent Ready Made Investment Opportunity | Gross Yield of over 5% | Gas Central Heating | EPC - D

**Asking Price: £175,000 (Fixed Price)**

**kw DAVID TODD**  
KELLERWILLIAMS.

# Arran Place, Ardrossan, Ayrshire

## DESCRIPTION

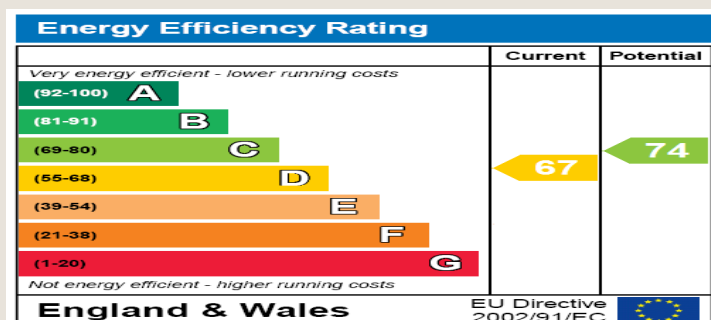
Excellent ready made buy to let investment opportunity with a long term tenant in situ giving a gross yield of over 5%. This well presented grade B listed bright and spacious 3 bed first floor flat benefits from beautiful sea views. The subjects comprise a converted first floor apartment, set within a terrace of character properties. Ground floor- entrance vestibule and stairs. Upper floor- split level landing, three bedrooms (two sharing Jack and Jill shower room), utility cupboard, open plan lounge and kitchen area, and bathroom with WC. Close to local amenities, schools and commuting links. Letting Agent can provide if required.





## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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