

# 18B Montgomerie Road

SALTCOATS, NORTH AYRSHIRE, KA21 5DJ



*A BEAUTIFULLY PRESENTED THREE  
BEDROOM DETACHED BUNGALOW*



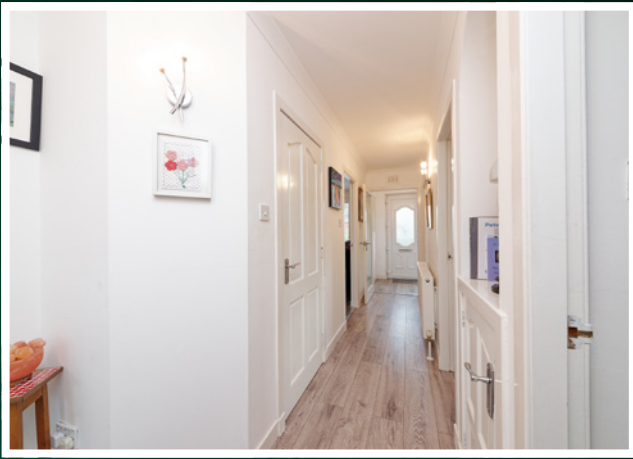
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We are delighted to introduce to the market this stylish and impressive three-bedroom detached bungalow with the added bonus of a detached garage, in a sought-after area of Saltcoats. This is a superb and very adaptable home that provides substantial accommodation and living space for any one person, family or downsizer. Set in a quiet and popular family-friendly area that's known for its neighbourly spirit, makes this home a perfect place to stay.



The property is offered to the market in true walk-in condition with a lot of upgrades and investment from the previous owners. The welcoming hallway leads to all apartments. The open plan lounge come dining area is flooded with natural light from the dual aspect windows and allows a pleasant outlook over the garden grounds. It's easy to imagine the evenings of fine dining this zone will play host to when entertaining friends and family.







The kitchen has been beautifully designed not just for style but real functionality as well. It benefits from a great range of fitted units and a host of integrated appliances.





The three well proportioned bedrooms are bright and spacious with a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is further complemented with a stunning en-suite. The shower room completes the impressive accommodation internally.







**Bedroom 2**



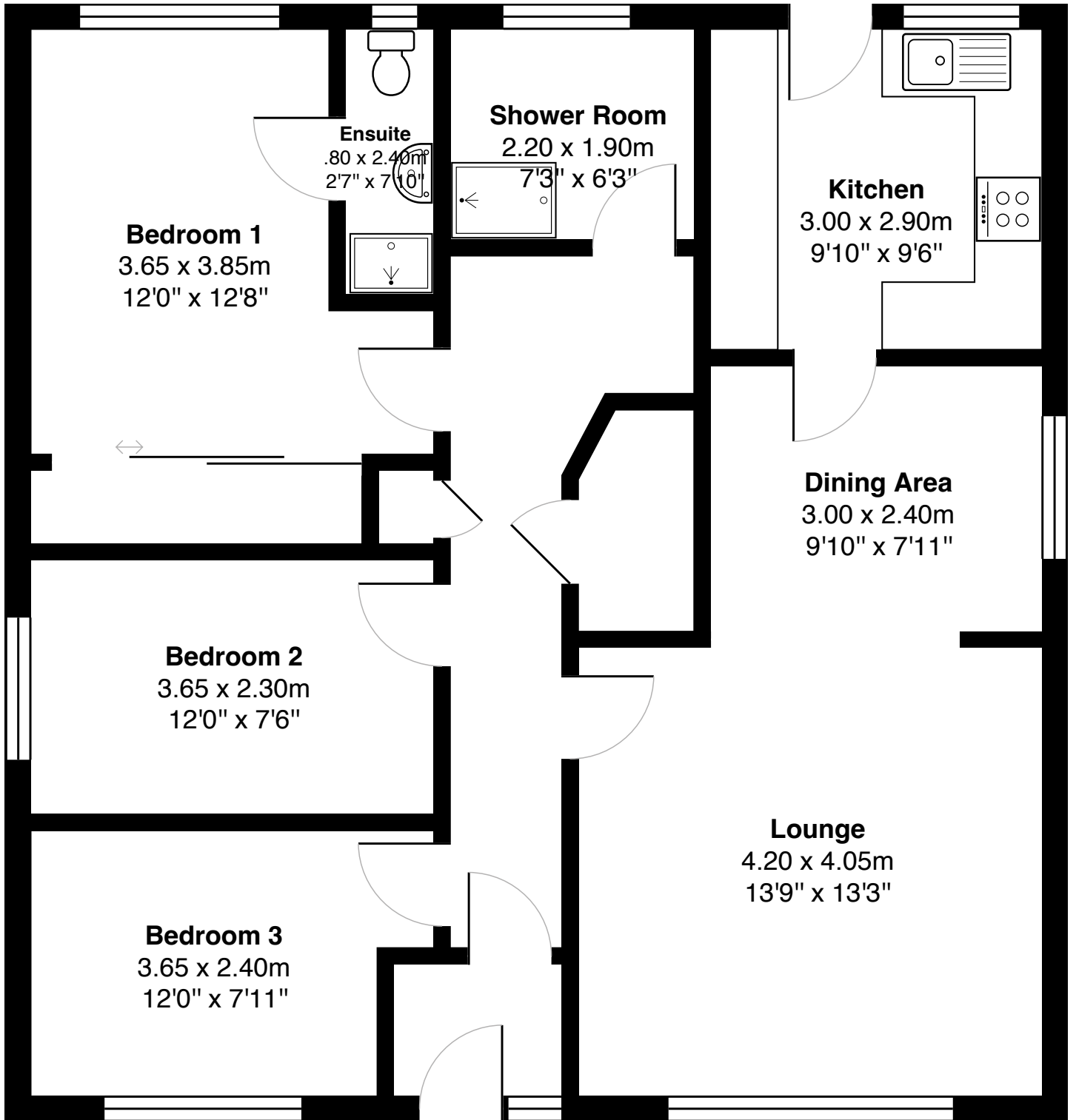




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>

EPC Rating: D

#### KEY PROPERTY FEATURES

- Most of the electric sockets have USB ports
- Hive heating and plug
- Outside tap, hot and cold
- Full fiber broadband

The home is always kept warm and comfortable via double glazing and gas central heating.

Externally there is a detached garage, which part of is being used a 'craft room' and a workshop. The garage can easily be transformed if those are looking to store their cars in it. This space would also be great for those looking for 'working from home arrangements'. The outdoor space is complemented by a fresh driveway with ample space for two cars. The well maintained garden grounds that surround the property are a sheer delight. Easy maintenance and peace and quiet.







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This lovely family home in Montgomerie Road is situated in one of Saltcoats most sought after residential areas.

The property is ideally placed to benefit from the many amenities Saltcoats has to offer. These include a wide selection of shops including High Street names, a cinema, a bowling alley and amusements. The neighbouring town of Stevenston offers leisure facilities to include a swimming pool and gymnasium within Auchendarvie Leisure Centre. Supermarket shopping is also available close by. The beach, ferry terminal for the crossing to Arran and the marina at Ardrossan are all within a short drive.

Public transport facilities within the area include bus services with frequent rail travel from Saltcoats Railway Station to Glasgow city centre and all west coast towns. Schooling is also available locally and Glasgow and Prestwick Airports are also within easy reach.

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## The Location





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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