

3 Landsborough Court

SALTCOATS, NORTH AYRSHIRE, KA21 6HQ



*A WELL PRESENTED TWO BEDROOM
SEMI-DETACHED HOUSE*



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We are delighted to introduce to the market this superb two-bedroom semi-detached villa within a highly sought-after area of Saltcoats. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

The property is accessed via the hallway which allows entry to all rooms on this level. The immediately impressive open plan lounge and dining area is flooded with natural light from the window to the front aspect and a set of doors that open onto the rear garden, where you can invite outside in. The living area has a real cosy feel to it and it's easy to imagine the evenings of fine dining the dining area has played host to.







The kitchen has a good range of floor units with a striking worktop, creating a fabulous and efficient workspace, and boasts a host of integrated appliances.





Journeying upstairs, you will discover two, bright and airy well-proportioned bedrooms, both of the bedrooms have the advantage of space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

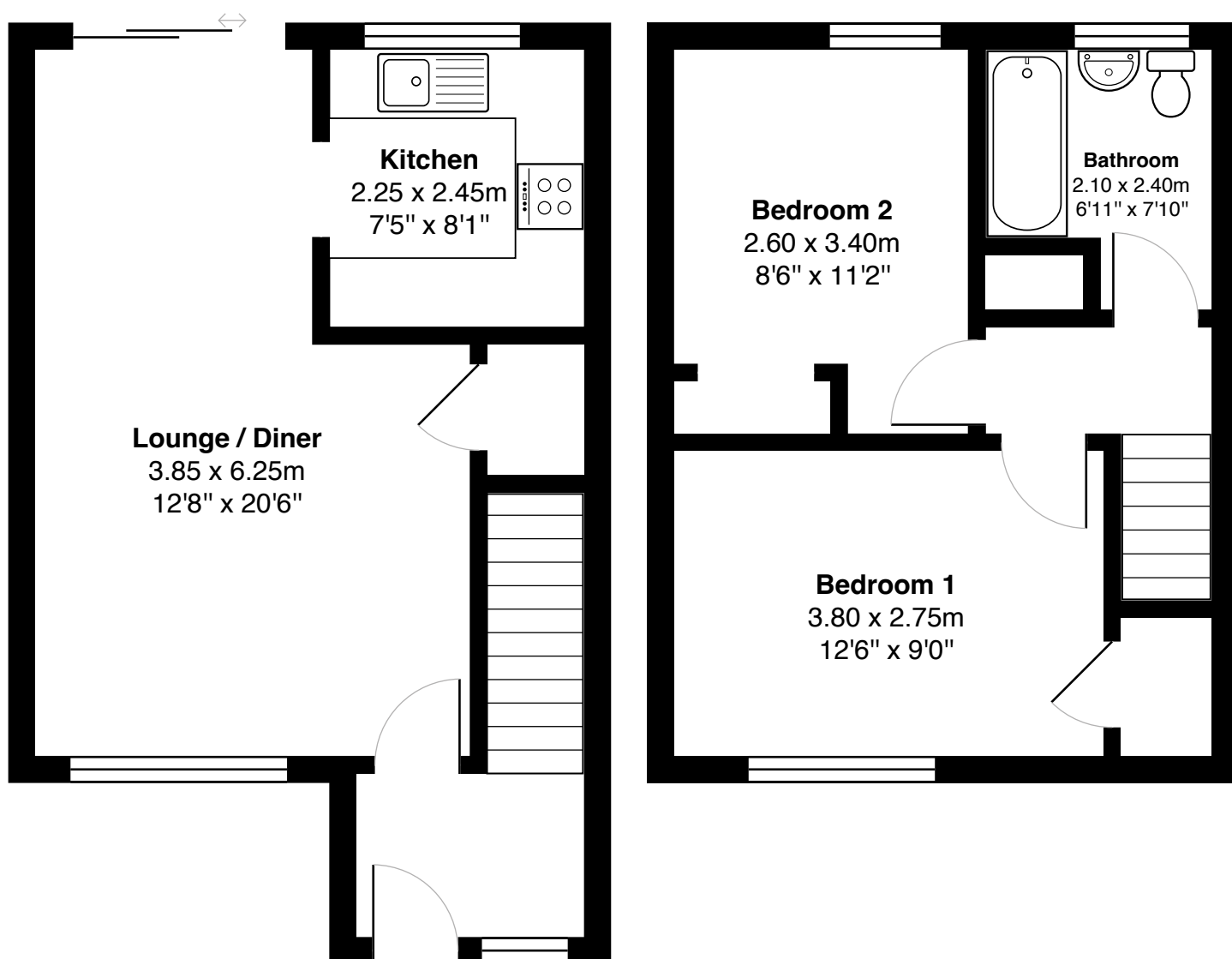




Bedroom 2







Gross internal floor area (m²): 63m²

EPC Rating: C

Externally, the property has private garden grounds with a driveway to the side providing off-road parking. The rear garden is a real sun trap and a safe environment for children and pets. Many a summer's evening will be spent here enjoying the peace and quiet. The high specifications of this lovely home also include double glazing and gas central heating for additional comfort.





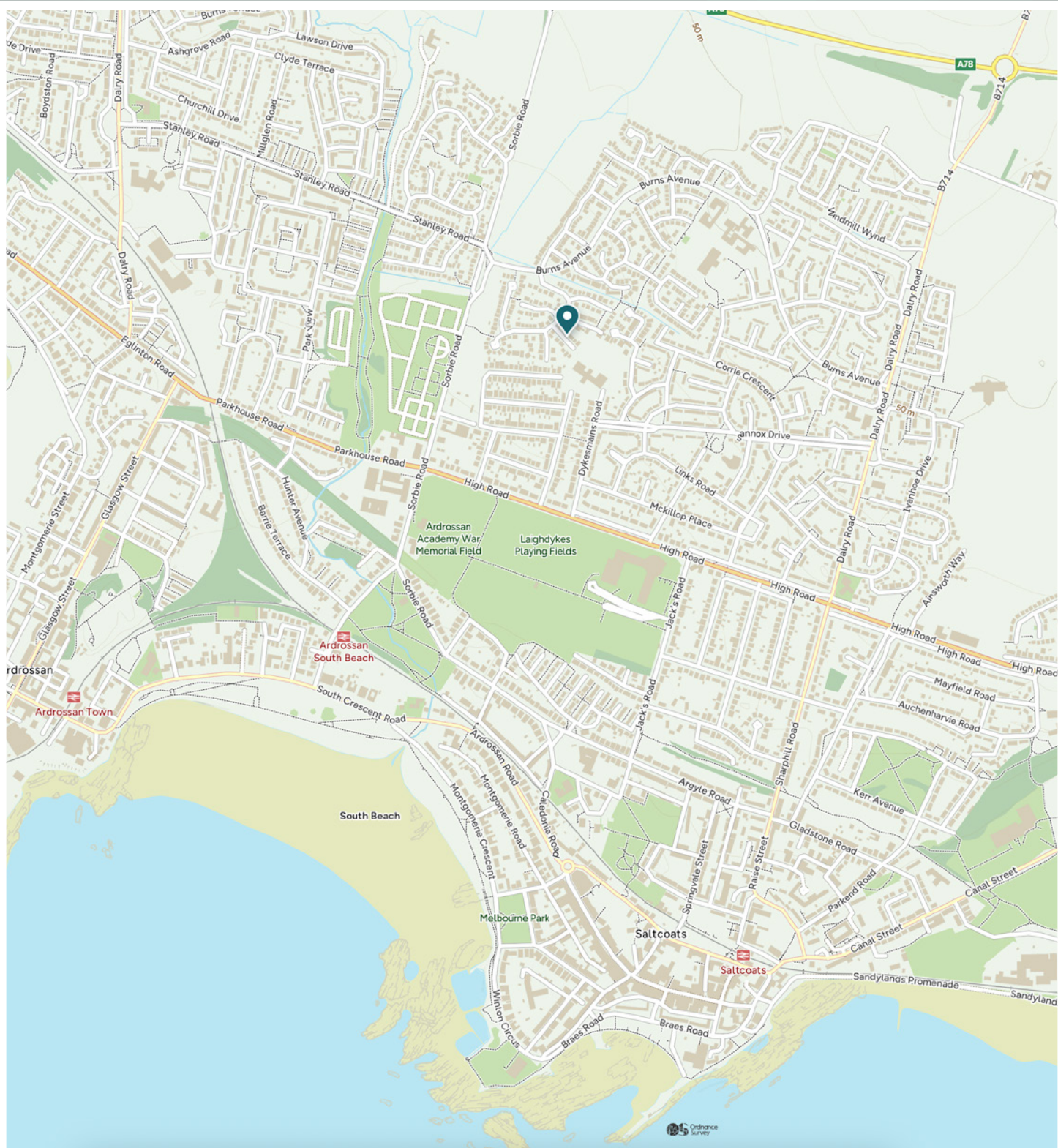
The town of Saltcoats is the second of North Ayrshire's "Three Towns", which also includes Stevenston and Ardrossan and the property is situated in a sought after residential location.

The property is ideally placed to benefit from the many amenities which Saltcoats has to offer. These include a wide selection of shops and 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 Auchenhavie Leisure Centre, supermarket shopping is also available close by. The award-winning beach, ferry terminal for the crossing to Arran and the marina at Ardrossan are all within a short walk or drive.

Public transport facilities within the area include bus services, along with frequent rail travel from Saltcoats Railway Station to Glasgow city centre and all West Coast towns. Schooling is also available locally and Prestwick Airport also within easy reach.

The Location



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