



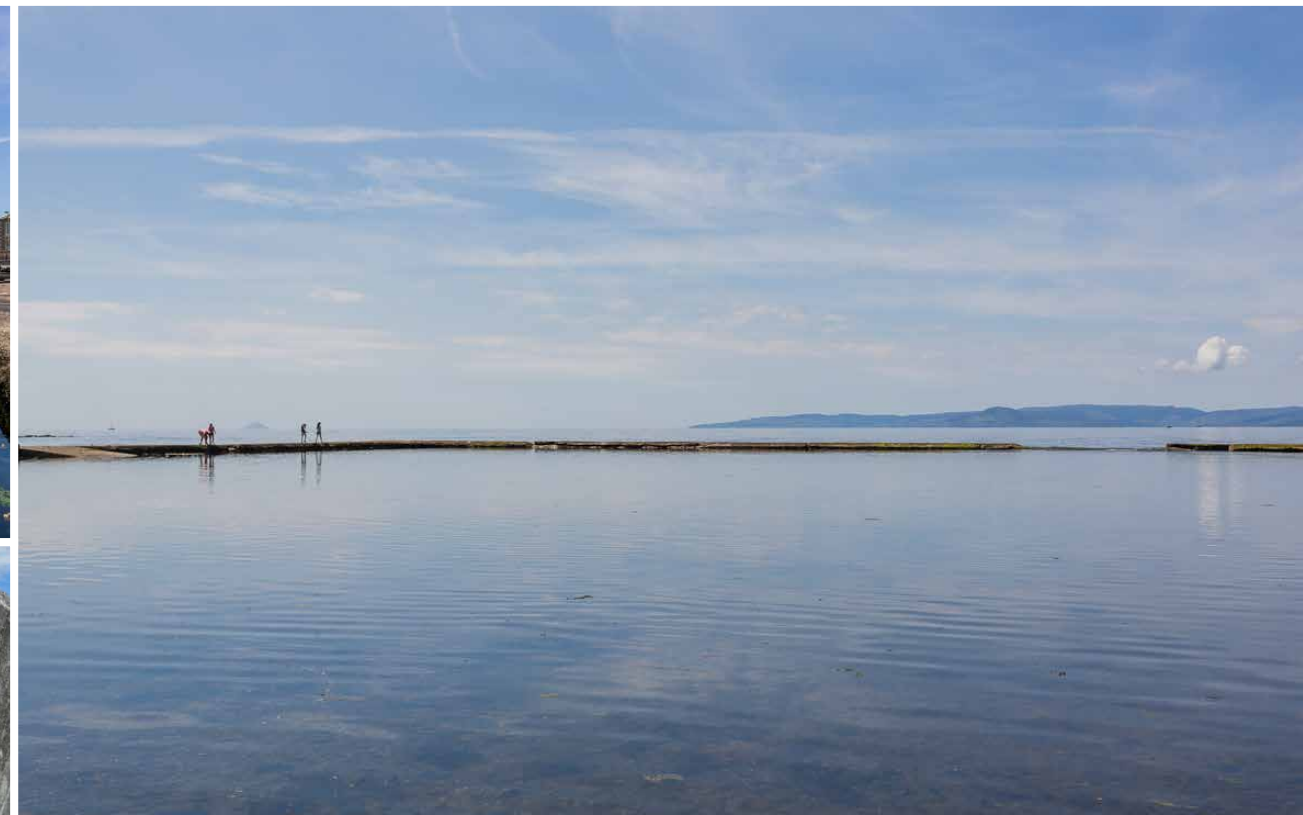
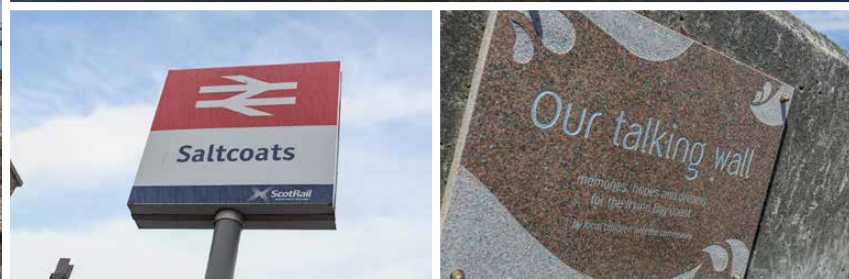

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Lucerne Cottage

4 EGLINTON STREET, SALTCOATS, NORTH AYRSHIRE, KA21 5DF

SALTCOATS

North Ayrshire



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 Auchenharvie 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 is 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.



LUCERNE COTTAGE

Entrance Hall & Lounge



Eglinton Street is one of the primary residential locations within Saltcoats that features some of the most individual, eye-catching properties in the vicinity. 'Lucerne Cottage' is a striking three bedroom, detached (linked) villa, within a short stroll of the award-winning beach and the town centre.

This fantastic family home still offers huge scope to further extend (subject to obtaining the necessary planning consents) and is brought to the market has undergone a re-decoration (internal & external) and modernisation programme, which includes the installation of a new kitchen, two bathrooms,

flooring, internal doors and lights. Room usage throughout can be adapted to meet individual purchasers' needs, which will comfortably provide for a growing family.

Displaying a stunning frontage, the house offers

some beautiful design features from a bygone era and offers flexible and versatile accommodation, formed over a two-storey layout. In essence, the front of the property belies the spacious accommodation internally. Although the house is very much a traditional home, it has a contemporary, modern

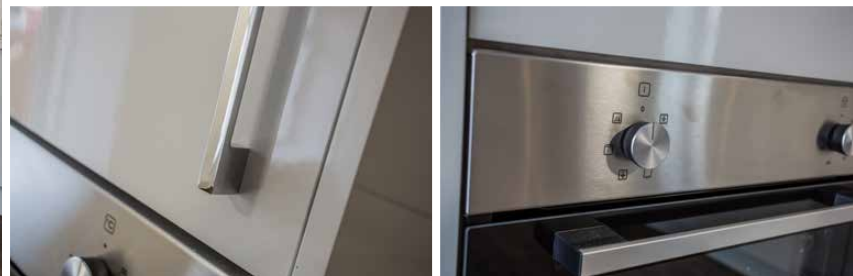
feel. The bespoke interior offers sophisticated living space, with exquisitely restored period detailing including ornate cornicing and rose work, feature fireplace and skirtings.

The property sits within easily managed gardens

to the front and sides, which have been designed for ease of maintenance and are fully enclosed, providing a private and safe environment for children and/or pets. A brick-built garden shed offers a variety of uses and might suit those requiring live/work arrangements.

LUCERNE COTTAGE

Kitchen/Diner



In more detail, 'Lucerne Cottage' comprises: A vestibule, opening into a welcoming reception hallway with a feature staircase to the first floor and a useful storage cupboard. The 'dual-aspect' lounge is of palatial proportions with both high ceilings and intricate ceiling cornicing.

Immediately impressive are the triple windows to the front/side aspect, which flood the room with natural light and provides tremendous views of the surrounding area. The feature fireplace (gas inset fire), with a marble hearth, is the other key focal point of the room. The separate dining

room has ample room for a table and chairs for more formal dining with friends and family. This is an adaptable room and could easily be used as a third bedroom if desired. The newly fitted kitchen/diner has been beautifully fitted to include a good range of contemporary floor and

wall mounted units, with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, dishwasher and fridge/freezer. There is also space for a dining table and/or a comfy sofa within this zone, sure to be popular with all

members of the family and will almost certainly become the central 'hub' of the home. Access can be gained from here into the utility room, which is plumbed for a washing machine and has a new back door opening into the garden. The newly fitted bathroom, with Porcelanosa tiles

and a shower over the bath, complete the very impressive ground floor accommodation.

LUCERNE COTTAGE

Bedrooms & Bathrooms

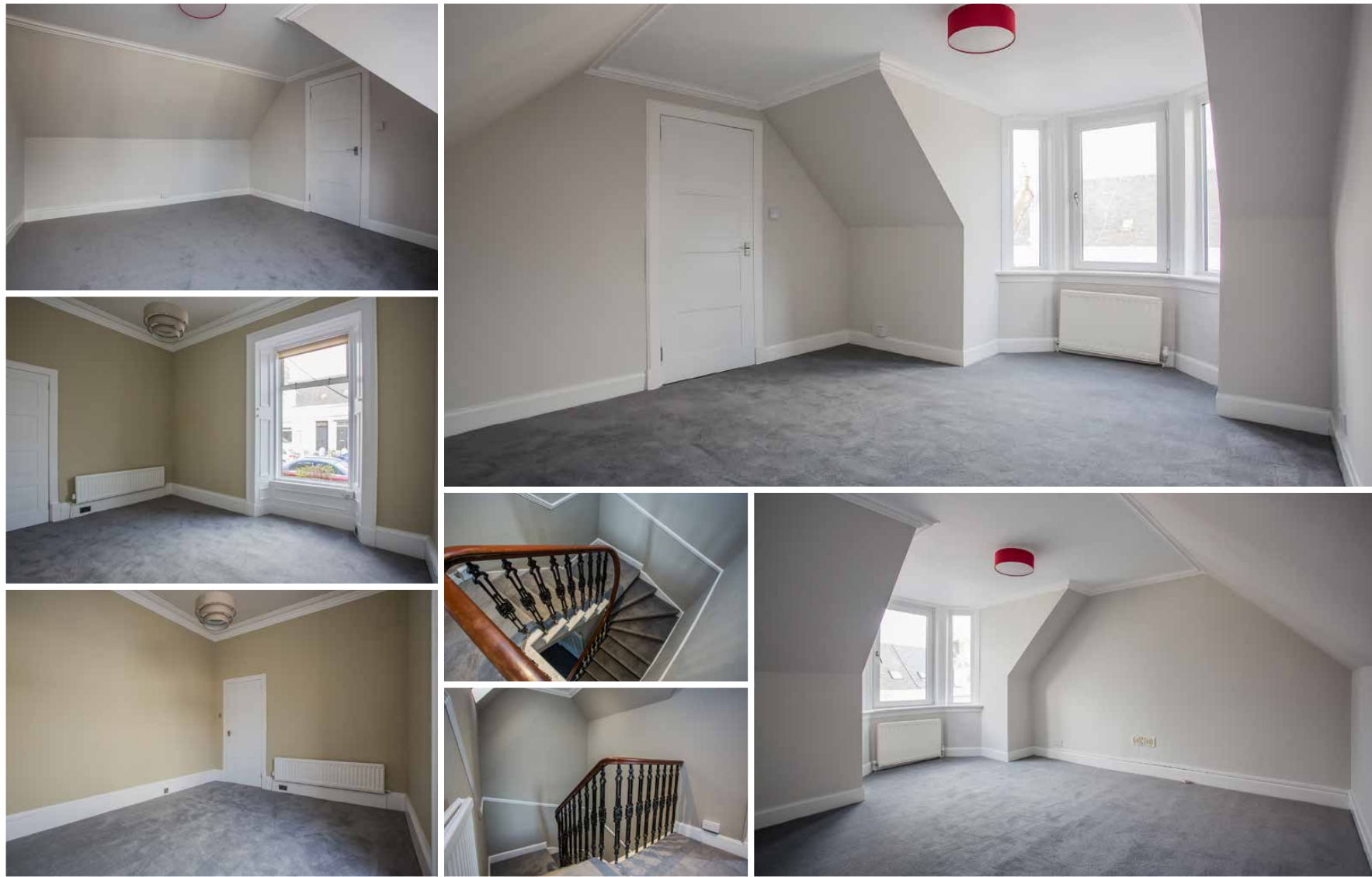


The upper accommodation comprises two, well-proportioned double bedrooms, both with additional space for free standing furniture if required. The master bedroom further benefits from fitted wardrobes and a storage cupboard. A newly fitted bathroom, with a freestanding bath and

Porcelanosa tiles, creates the perfect ambience in which to unwind.

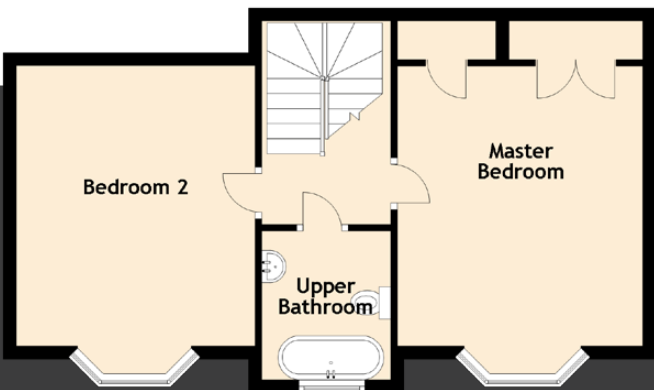
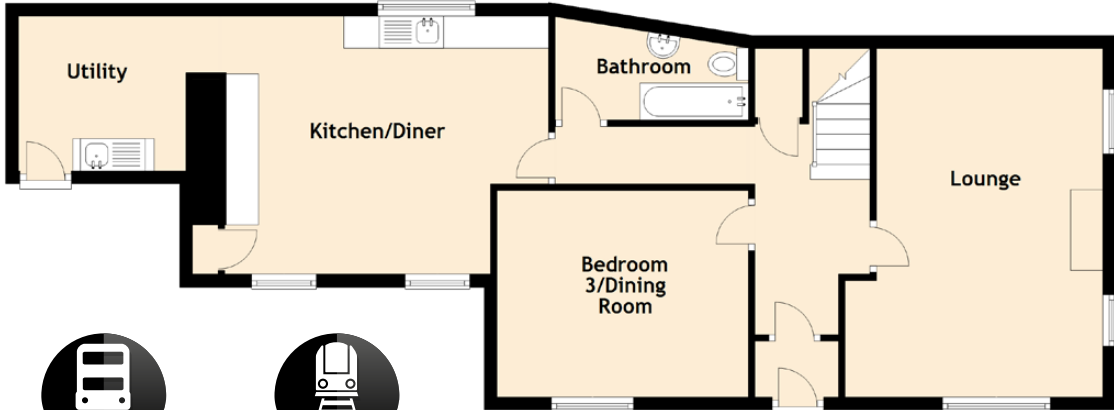
The high specifications of this family home also include (mostly) double glazing and gas central heating to radiators.





SPECIFICATIONS

Floor Plan, Dimensions & Location



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.00m (13'1")
Kitchen/Diner	5.00m (16'5") x 4.00m (13'1")
Bedroom 3/Dining Room	3.90m (12'10") x 3.20m (10'6")
Utility	2.60m (8'6") x 2.40m (7'10")
Bathroom	3.00m (9'10") x 1.60m (5'3")
Master Bedroom	5.42m (17'9") x 3.80m (12'6")
Bedroom 2	4.60m (15'1") x 3.70m (12'2")
Upper Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²) - 124m²

EPC Rating - D

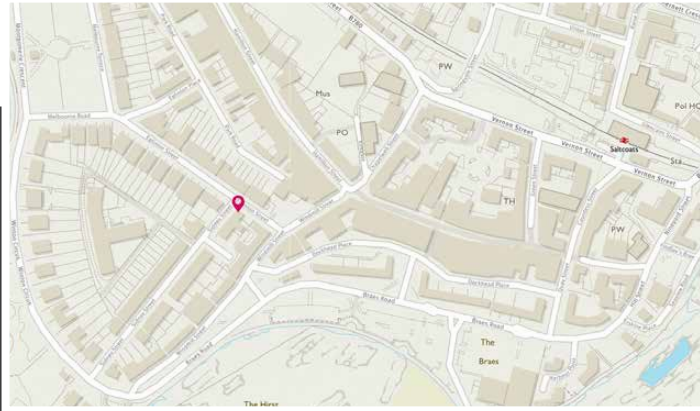


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