

15 Parkend Gardens

SALTCOATS, KA21 5PH



*Bright and spacious first-floor flat in
a popular Saltcoats location*



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McEwan Fraser Legal is delighted to present to the market this spacious first-floor flat, positioned within a popular pocket of Saltcoats. The property offers light-filled accommodation all on one level.

THE LOUNGE



A welcoming hallway provides access to all rooms. The lounge is generously proportioned and flooded with natural light, creating the perfect place to relax and unwind. The kitchen is fitted with a range of wall and floor-mounted units, complemented by a modern work surface. A large window fills the space with natural light, and there is room for freestanding appliances, with the cooker integrated for convenience.

THE KITCHEN





The bedroom is bright and airy, with a built-in cupboard and ample space for a bed of any size, making it a particularly generous room. The bathroom completes the internal accommodation and consists of a bath with overhead shower, WC and wash basin.

THE BATHROOM



THE BEDROOM

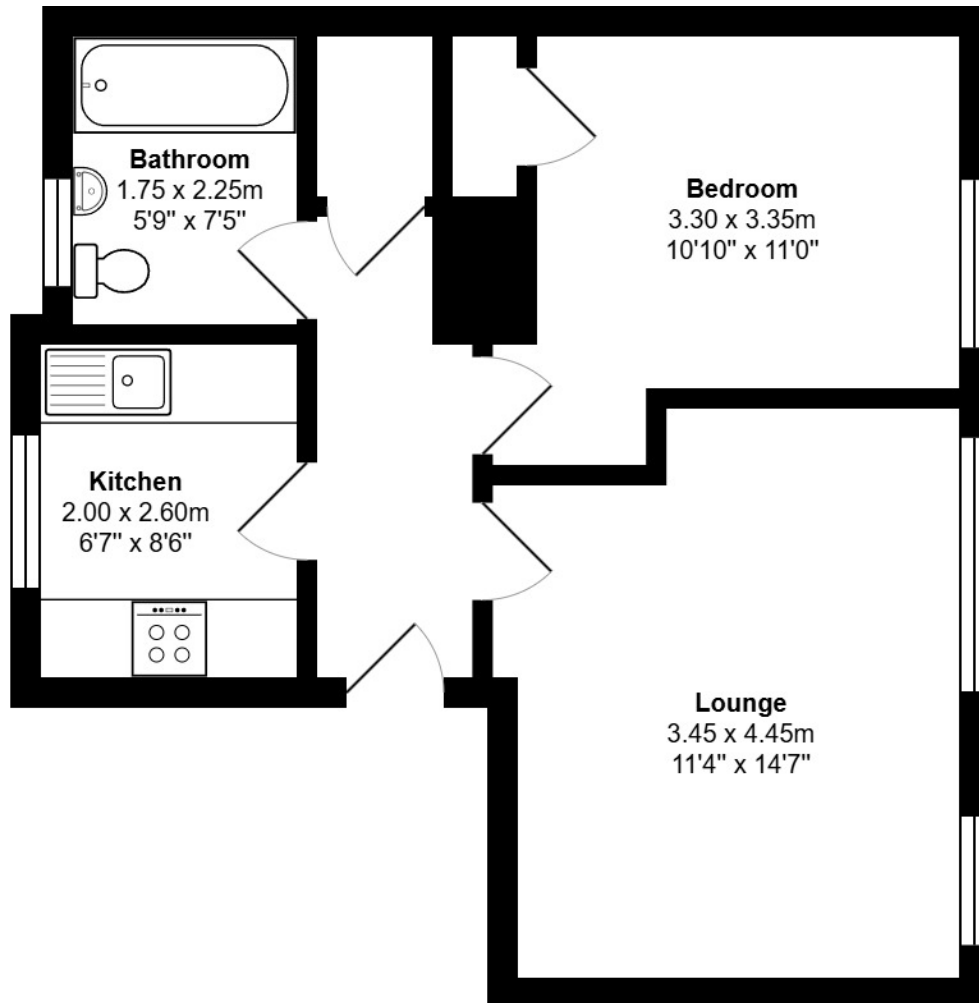


Externally, residents benefit from well-maintained communal gardens, with parking also available. The property is just a short five-minute walk from the waterfront, making it ideal for those who enjoy coastal living.

EXTERNALS

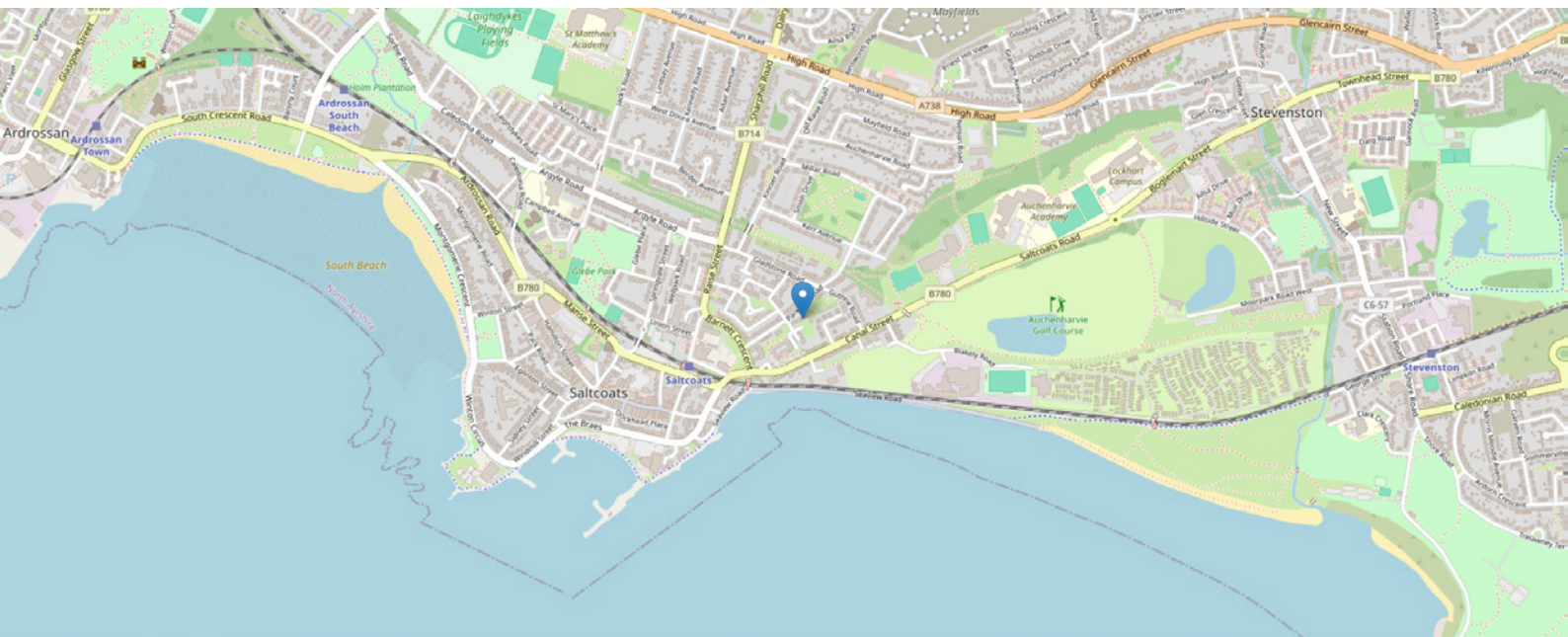


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 42m² | EPC Rating: C



THE LOCATION

The property is ideally placed to benefit from the many amenities Saltcoats has to offer, including a wide selection of shops, a cinema, a bowling alley and amusements. The neighbouring town of Stevenston provides further leisure facilities such as a swimming pool and gym at Auchenharvie Leisure Centre, with supermarket shopping also nearby.





The beach, Ardrossan Marina and the ferry terminal for crossings to Arran are all within a short drive. Public transport options are excellent, with frequent rail services from Saltcoats Railway Station to Glasgow city centre and other west coast towns, alongside local bus services. Schooling is available locally, and both Glasgow and Prestwick Airports are easily accessible.



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Exchange
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