



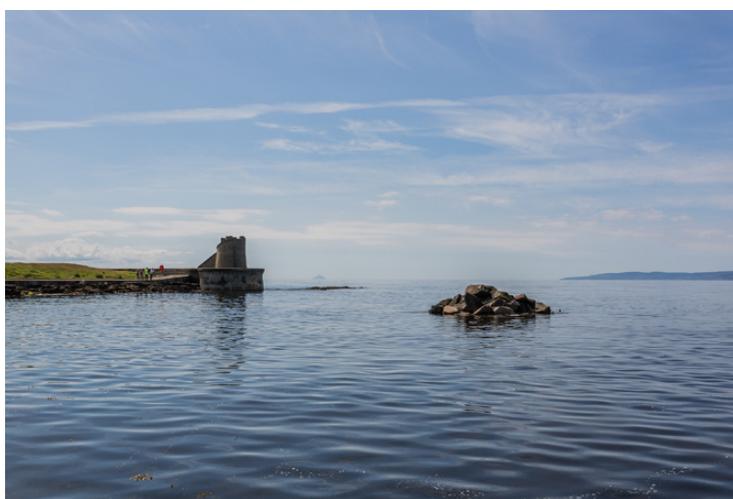

McEwan Fraser Legal

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15 St. Marys Place

SALTCOATS, KA21 5NY



SALTCOATS

NORTH AYRSHIRE, KA21 5NY

This lovely family home in St Marys Place 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 Auchenhavie 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.



15 ST. MARYS PLACE

SALTCOATS, KA21 5NY

We are delighted to introduce to the market this stylish and impressive three bedroom detached family villa. This is a superb and very adaptable home that provides substantial accommodation and living space for any family. Set in a quiet and popular family-friendly area that's known for its neighbourly spirit, means this home makes a perfect place to raise a family,

The property is offered to the market in true walk-in condition with new carpets throughout. The accommodation consists of a welcoming hallway leading through to a spacious lounge with a feature fireplace. The room is bright and welcoming and it would suit a range of furniture configurations. The stunning kitchen is sure to be the 'hub' of this family home, it has been beautifully designed not just for style but real functionality as well. It benefits from a great range of fitted units, an electric hob and oven, integrated dishwasher, tumble dryer, washing machine, and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal.

The dining room offers great space for entertaining friends and family on more formal occasions, and an abundance of light fills the room via the patio doors.

The tiled family bathroom is simply

beautiful, it's very fresh and bright, with a stylish chrome radiator, white suite, and a hand shower attachment over the bath.

There are three good sized bedrooms in this lovely home, including a lovely ensuite off the master bedroom. All rooms have plenty of space for free-standing furniture and built-in storage, two of which have sliding mirrored wardrobes.

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

Outdoor space is complemented by a fresh and very clean two car mono-blocked driveway, along with an excellent garage. On sunnier days, the sun-patio offers great space for 'al-fresco' dining in the secure rear garden. Some properties tick all the boxes, this is certainly one of them. Early viewing is advised to anyone seeking a perfect place to call 'home'.



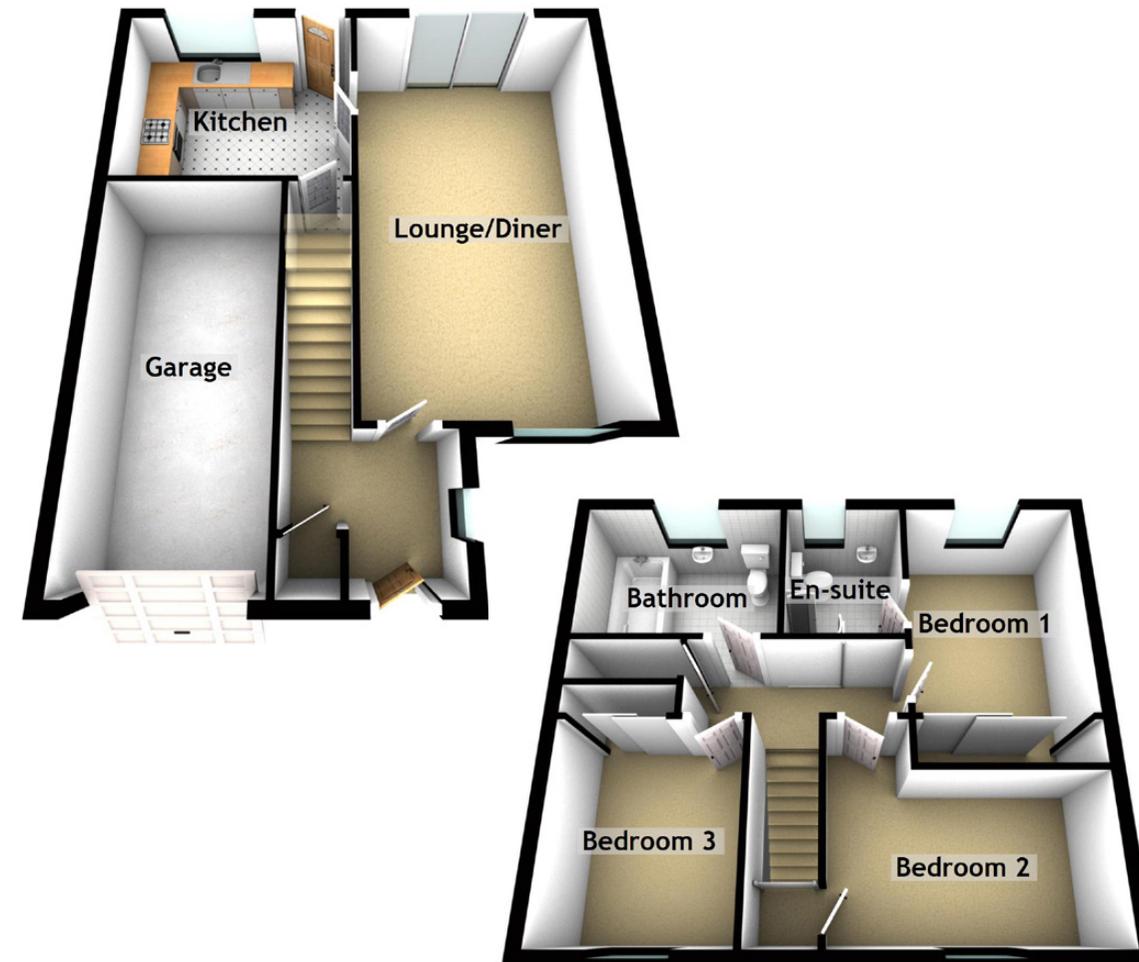
“... THE STUNNING KITCHEN IS SURE TO BE THE 'HUB' OF THIS FAMILY HOME ...”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.40m (21') x 3.70m (12'2")
Kitchen	3.50m (11'6") x 2.90m (9'6")
Bedroom 1	3.30m (10'10") x 2.90m (9'6")
En-suite	2.10m (6'11") x 1.70m (5'7")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")
Garage	5.40m (17'9") x 2.50m (8'2")

Gross internal floor area (m²): 91m²

EPC Rating: D

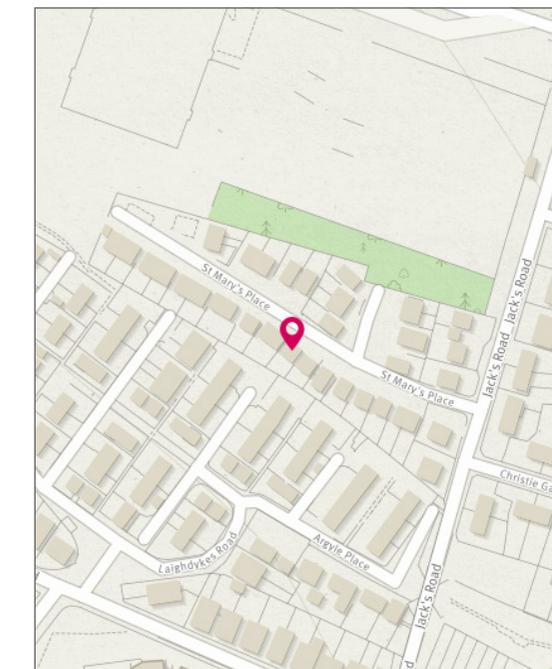


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