

11 Parkend Road

SALTCOATS, NORTH AYRSHIRE, KA21 5PL



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Magnificent semi-detached four bed home,
beautiful sea views and a massive garden*



We are delighted to introduce to the market this stylish and impressive four bedroom semi-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 LOUNGE



The property is offered to the market in true walk-in condition with a lot of upgrades and investment from the previous owners. The accommodation consists of a welcoming hallway leading through to a spacious lounge with a newly installed log burning stove. The room is bright and welcoming and it would suit a range of furniture configurations, the ambience is just perfect with glorious sea views, it really is the ideal space to relax in after a long day.

THE KITCHEN



The 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 conservatory offers further great space by the kitchen, and an abundance of light fills the room.



THE CONSERVATORY



The tiled family shower room is simply beautiful, it's very fresh and bright, with a stylish chrome radiator, white suite, and a contemporary walk-in shower.

THE SHOWER ROOM



There are two very good sized bedrooms on the second floor of this lovely home, including a lovely en-suite off the master bedroom. Both rooms have plenty of space for free-standing furniture and beautiful views of the ocean. Furthermore, there is a small box room which would be ideal for a home office on the second floor, and a fourth bedroom downstairs.

BEDROOM 1



BEDROOM 2



BEDROOM 3 & 4



The home is always kept warm and comfortable via double glazing and gas central heating, as well as solar panels. Outdoor space is complemented by a fresh driveway with ample space for two cars. To the rear, there is a huge garden with two sheds and on sunnier days, the sun-patio offers great space for 'al-fresco' dining, which has been newly installed.

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 GARDEN



FLOOR PLAN, DIMENSIONS & MAP



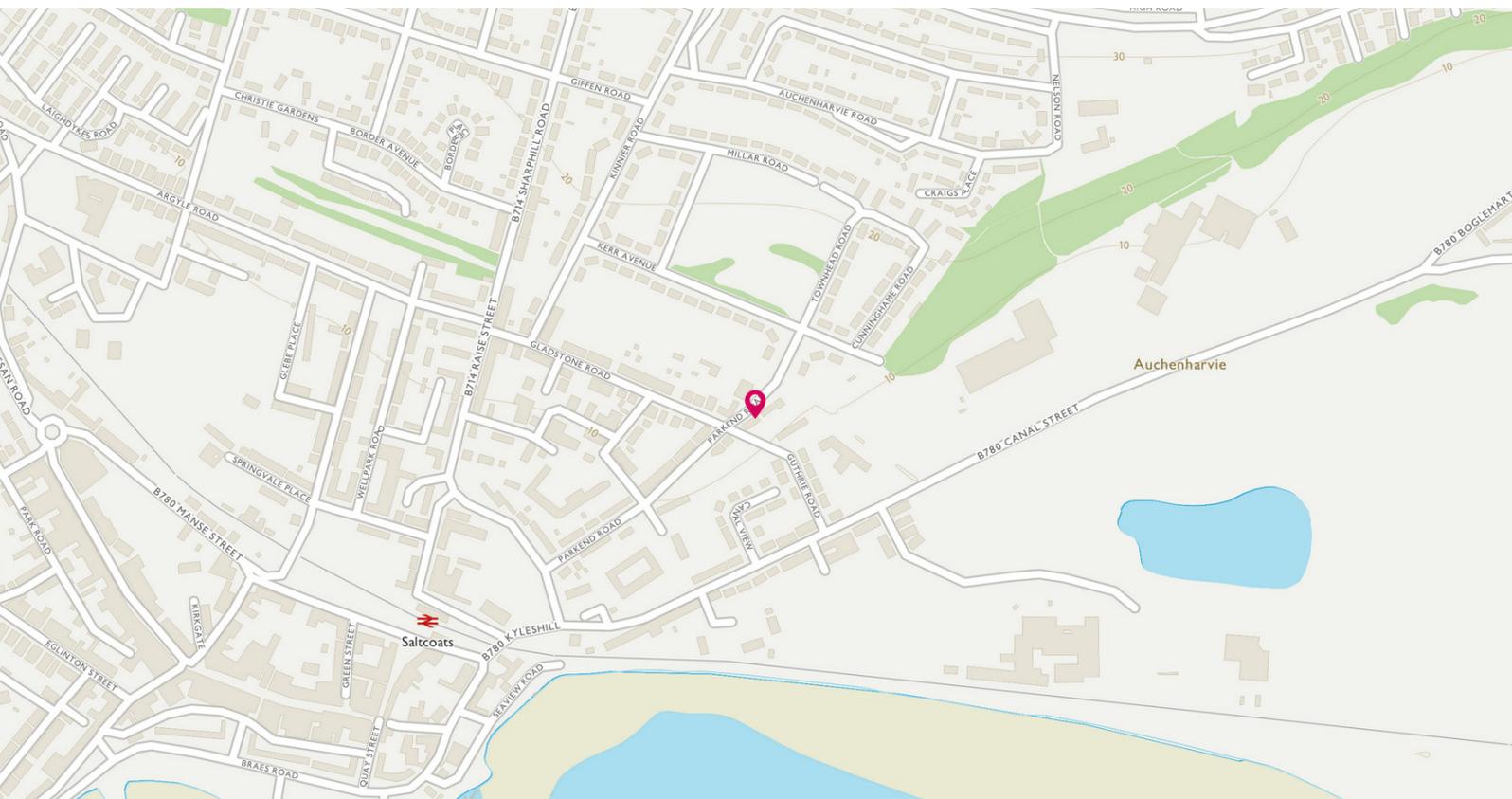
Approximate Dimensions
(Taken from the widest point)

| | |
|--------------|--------------------------------|
| Lounge | 4.65m (15'3") x 3.90m (12'10") |
| Kitchen | 4.30m (14'1") x 4.00m (13'1") |
| Conservatory | 4.00m (13'1") x 1.90m (6'3") |
| Shower Room | 3.45m (11'4") x 1.30m (4'3") |
| Bedroom 1 | 3.85m (12'8") x 3.50m (11'6") |
| En-suite | 1.75m (5'9") x 1.50m (4'11") |

| | |
|------------------|-----------------------------|
| Walk-in Wardrobe | 2.25m (7'5") x 1.75m (5'9") |
| Bedroom 2 | 4.40m (14'5") x 3.65m (12") |
| Bedroom 3 | 2.75m (9') x 1.75m (5'9") |
| Bedroom 4 | 2.90m (9'6") x 1.95m (6'5") |

Gross internal floor area (m²): 112m²
EPC Rating: D

Buyer's Premium Value: £2,800



THE LOCATION

This lovely family home in Parkend 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.