

# 1 Braehead Place

SALTCOATS, NORTH AYRSHIRE, KA21 5LB



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



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McEwan Fraser Legal is delighted to present this exceptional 4-bedroom house with an expansive garden and unlimited potential for extension.

Welcome to a property that combines the allure of a spacious 4-bedroom house with the exciting prospect of extending your dreams into reality. Nestled in a prime location, this residence offers not only comfortable living spaces but also an expansive garden that holds the promise of endless possibilities.

Upon entering, you'll be greeted by a sense of warmth and openness, with each room thoughtfully designed to maximize comfort and functionality. The living area is bathed in natural light, creating an inviting atmosphere for relaxation and socializing. The adjoining dining space seamlessly connects to a well-appointed kitchen, offering the perfect setting for shared meals and culinary adventures. The ground-floor dual-aspect bedroom is located to the front of the property and there is a handy WC in the hall, making it a very adaptable property.

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**The Kitchen**





**Dining Area**





**Bedroom 1**







Upstairs, you'll find three bedrooms that provide ample space for family, guests, or even a dedicated home office. Also on this floor is the family bathroom with a corner bath and shower.



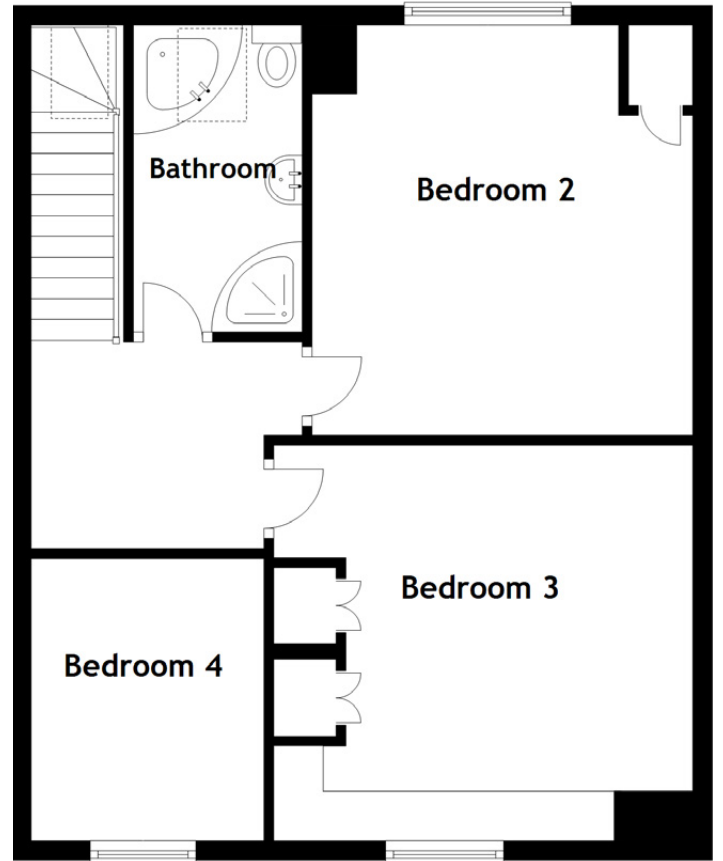
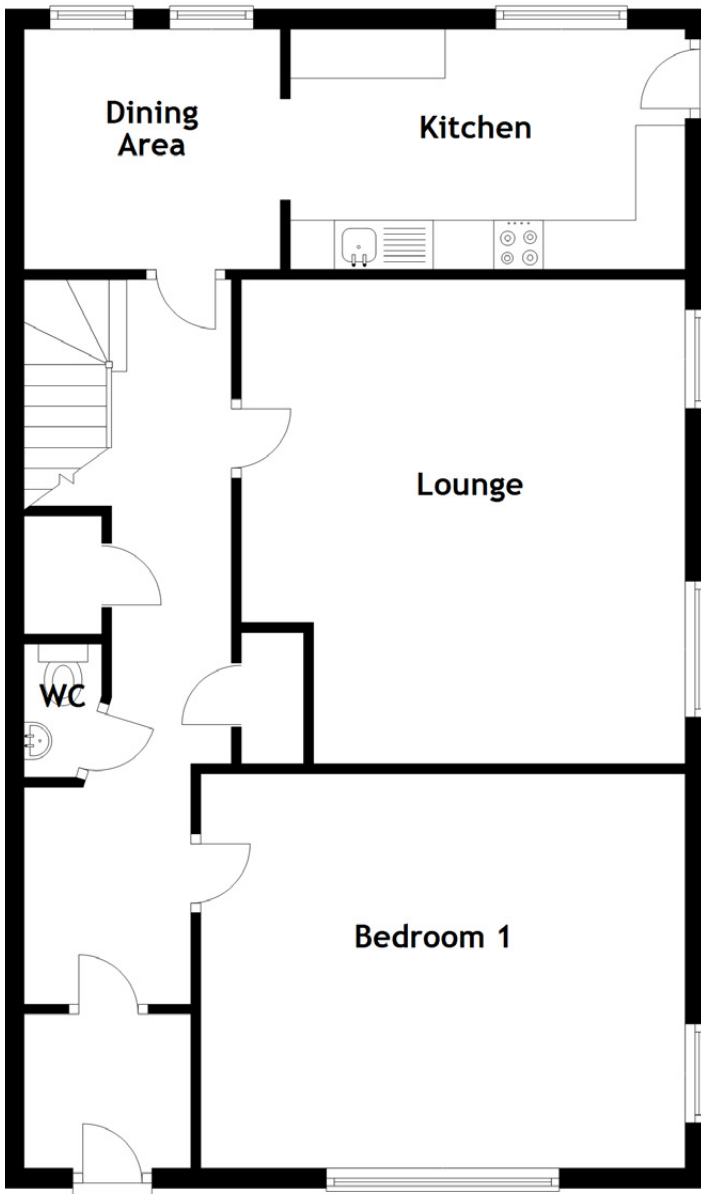




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 4.49m (14'9")	Bedroom 4	2.85m (9'4") x 2.35m (7'9")
Kitchen	4.00m (13'1") x 2.44m (8')	Bathroom	3.10m (10'2") x 1.71m (5'7")
Dining Area	2.60m (8'6") x 2.44m (8')	Gross internal floor area (m <sup>2</sup> ): 133m <sup>2</sup>	
Bedroom 1	4.90m (16'1") x 4.00m (13'1")	EPC Rating: E	
Bedroom 2	4.15m (13'7") x 3.85m (12'8")	Buyer's Premium Value: £2900	
Bedroom 3	4.24m (13'11") x 4.00m (13'2")		



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However, what truly sets this property apart is the immense garden with a garage that stretches beyond the rear of the house. This outdoor haven presents an exciting canvas for your imagination. Whether you envision an outdoor entertainment area, a thriving garden retreat, or even an extended living space, the expansive garden accommodates it all. With ample room to spare, the potential for extension is limited only by your imagination and local regulations.

Seize the chance to create your own personalized haven by capitalizing on the abundant space and potential for extension that this property offers. Whether you're looking to grow your family, invest in your living environment, or both, this 4-bedroom house with a massive garden is an opportunity you won't want to miss. Early viewing is advised.

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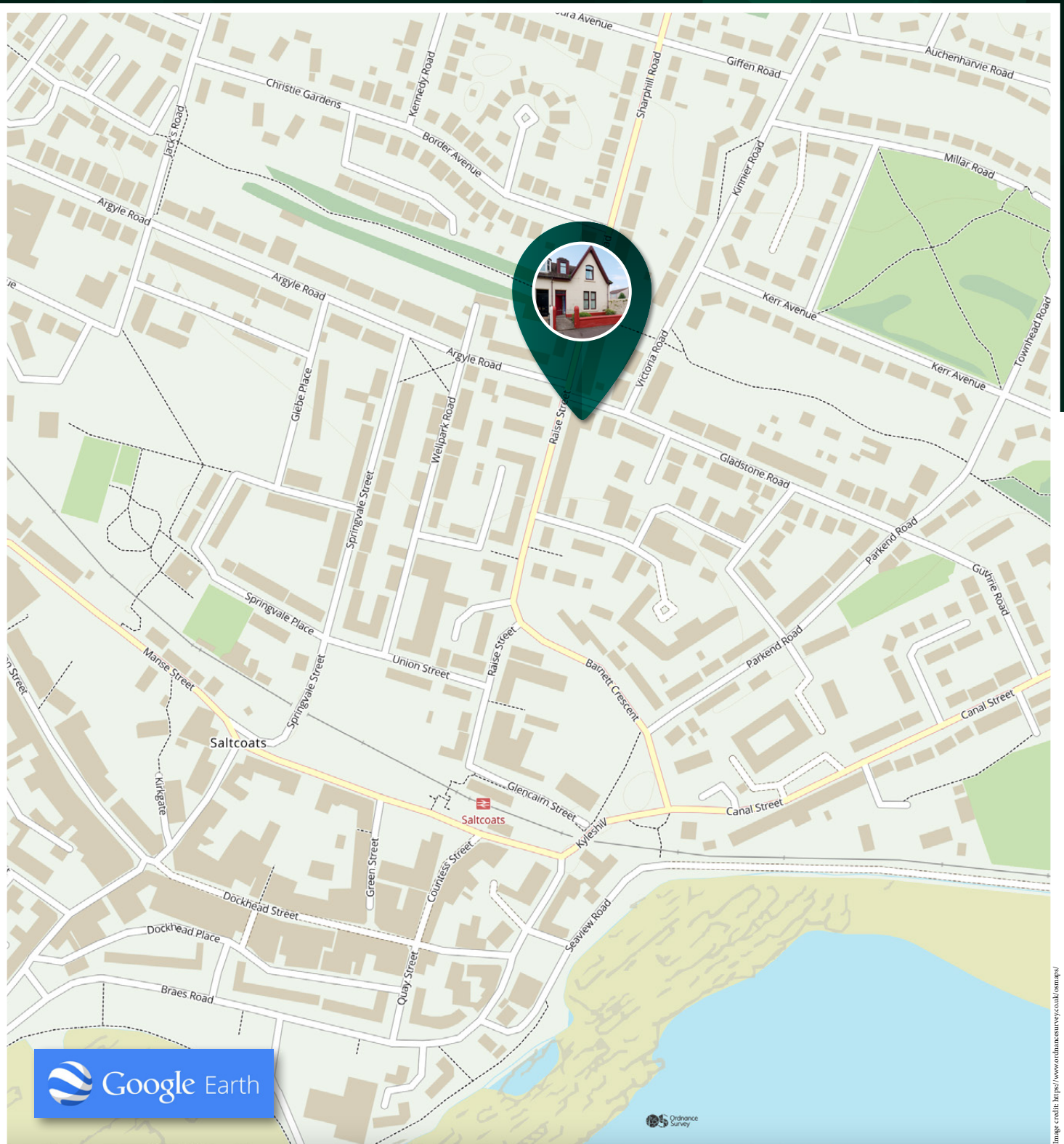
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This property's prime location also adds to its allure. Situated within a desirable part of Saltcoats, you'll enjoy convenient access to essential amenities, schools, shopping centres, and transportation links. The combination of a spacious house, a vast garden, and the exciting opportunity for expansion makes this residence a truly unique find. This lovely family home in Braehead 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 including a swimming pool and gymnasium within Auchenhavrie 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.

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# McEwan Fraser Legal

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