



  
**McEwan Fraser Legal**

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**16E Winton Circus**

SALTCOATS, NORTH AYRSHIRE, KA21 5DA





# Saltcoats

NORTH AYRSHIRE, KA21 5DA

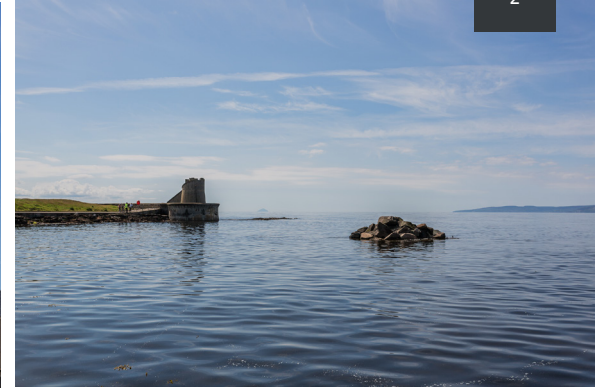
The town of Saltcoats is the second of North Ayrshire's "Three Towns", which also includes Stevenston and Ardrossan and the property is situated in a sought after residential location.

The property is ideally placed to benefit from the many amenities which Saltcoats has to offer as well as unrestricted views of the sea. 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 are 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.





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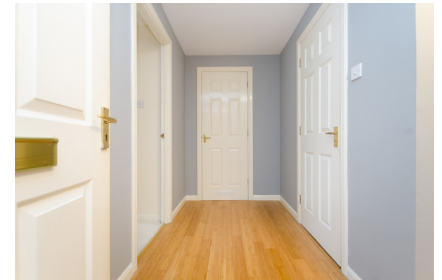
We are delighted to bring to the market this striking two-bedroom apartment that holds an enviable position within this modern development and creates a spacious, low maintenance, design-led property that oozes modern and contemporary living.

The apartment has been freshly painted and well designed to maximise the natural available light, creating a modern ambience and would be perfect for a wide variety of purchaser's looking for their ideal home. Room dimensions are incredibly generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway leads to all rooms, this sets the tone for the rest of this beautiful property. The formal lounge is a fusion of practicality and style and is flooded with natural light from the double French doors. This allows for the outside to be invited in and boasts uninterrupted views of the sea. The kitchen has been beautifully fitted to include quality floor and wall mounted units with a striking work surface, creating a fashionable and efficient food prep space and comes complete with a host of integrated appliances.

The crisp and contemporary styling continues into the two bedrooms. The master bedroom benefits from a stylish en-suite with shower. Both rooms are spacious and airy with generous built-in wardrobes as well as a host of other possible furniture configurations and space for additional free-standing furniture if required.

The spacious bathroom completes this eye-catching property internally. Double glazing has been provided throughout to create a warm yet cost-effective way of living all year round. Externally the property boasts well maintained communal grounds and off-street parking.





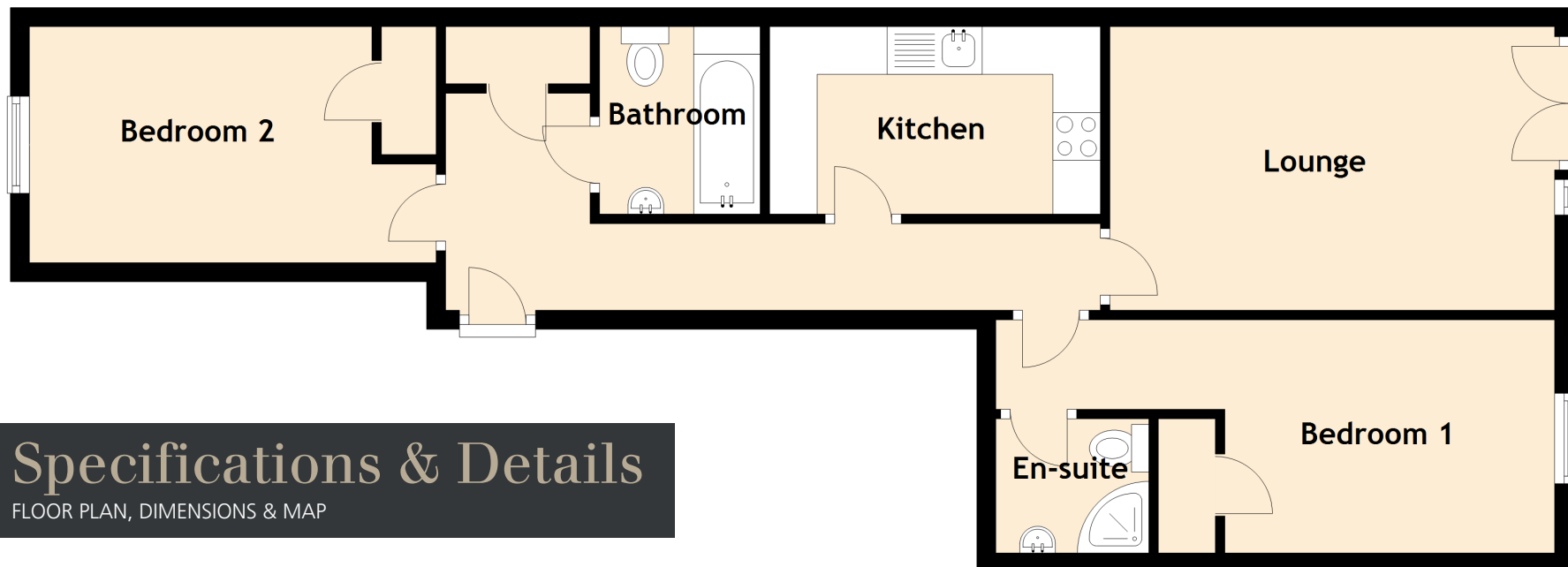




*“... The crisp and contemporary styling continues into the two bedrooms ...”*







## Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

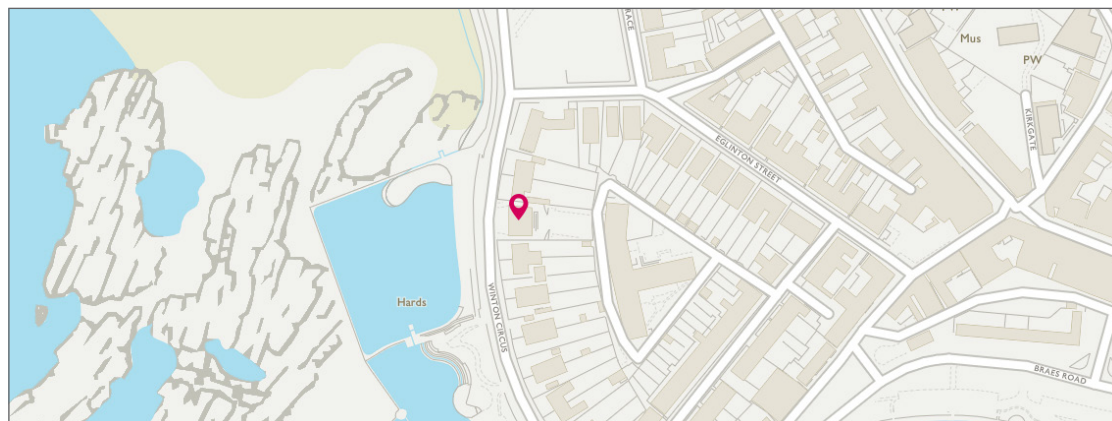
Approximate Dimensions (Taken from the widest point)

Lounge	4.68m (15'4") x 2.98m (9'9")
Kitchen	3.48m (11'5") x 1.97m (6'6")
Bedroom 1	5.88m (19'3") x 2.45m (8')
En-suite	1.61m (5'3") x 1.41m (4'8")
Bedroom 2	4.28m (14'1") x 2.48m (8'2")
Bathroom	1.97m (6'6") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds





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