

16 Springvale Street

SALTCOATS, NORTH AYRSHIRE, KA21 5LR



CHARMING 1-BEDROOM GROUND
FLOOR FLAT IN SALTCOATS



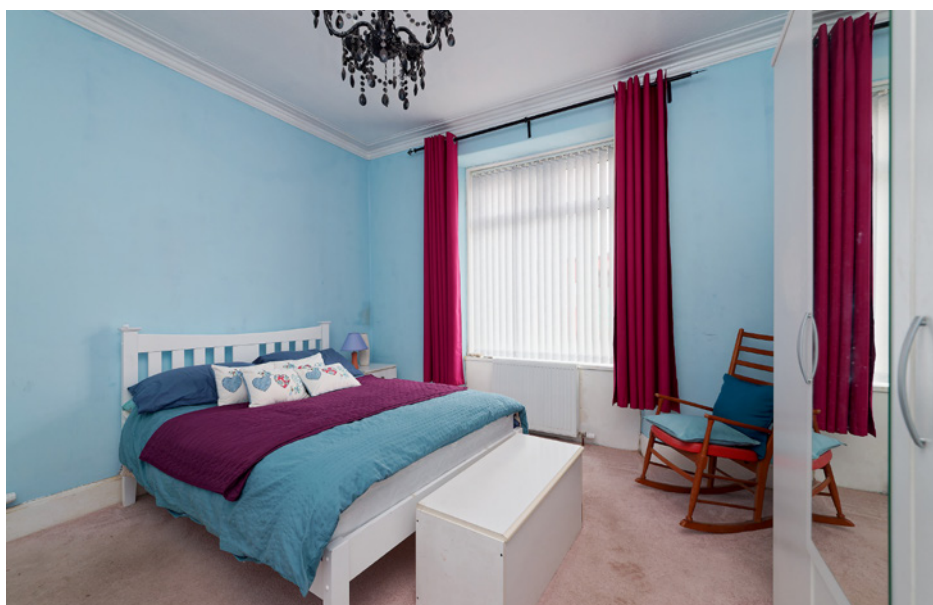
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McEwan Fraser Legal is delighted to present this well-presented ground floor flat offers comfortable and convenient living. The property boasts a bright and practical layout, perfect for first-time buyers, investors or those seeking a low-maintenance home.

Upon entering, a welcoming hallway leads to all rooms. The generous double bedroom sits to the left, featuring plenty of natural light and good storage space. Opposite lies the modern three-piece bathroom complete with a shower unit.

The spacious open plan living area forms the true heart of this charming home, perfectly blending the kitchen, dining, and lounge spaces to create an ideal setting for both everyday living and entertaining. The versatile layout offers excellent storage options and a welcoming atmosphere for family and friends alike. A handy utility area adjoins the main living space and provides direct access to the communal rear garden, perfect for enjoying the outdoors.

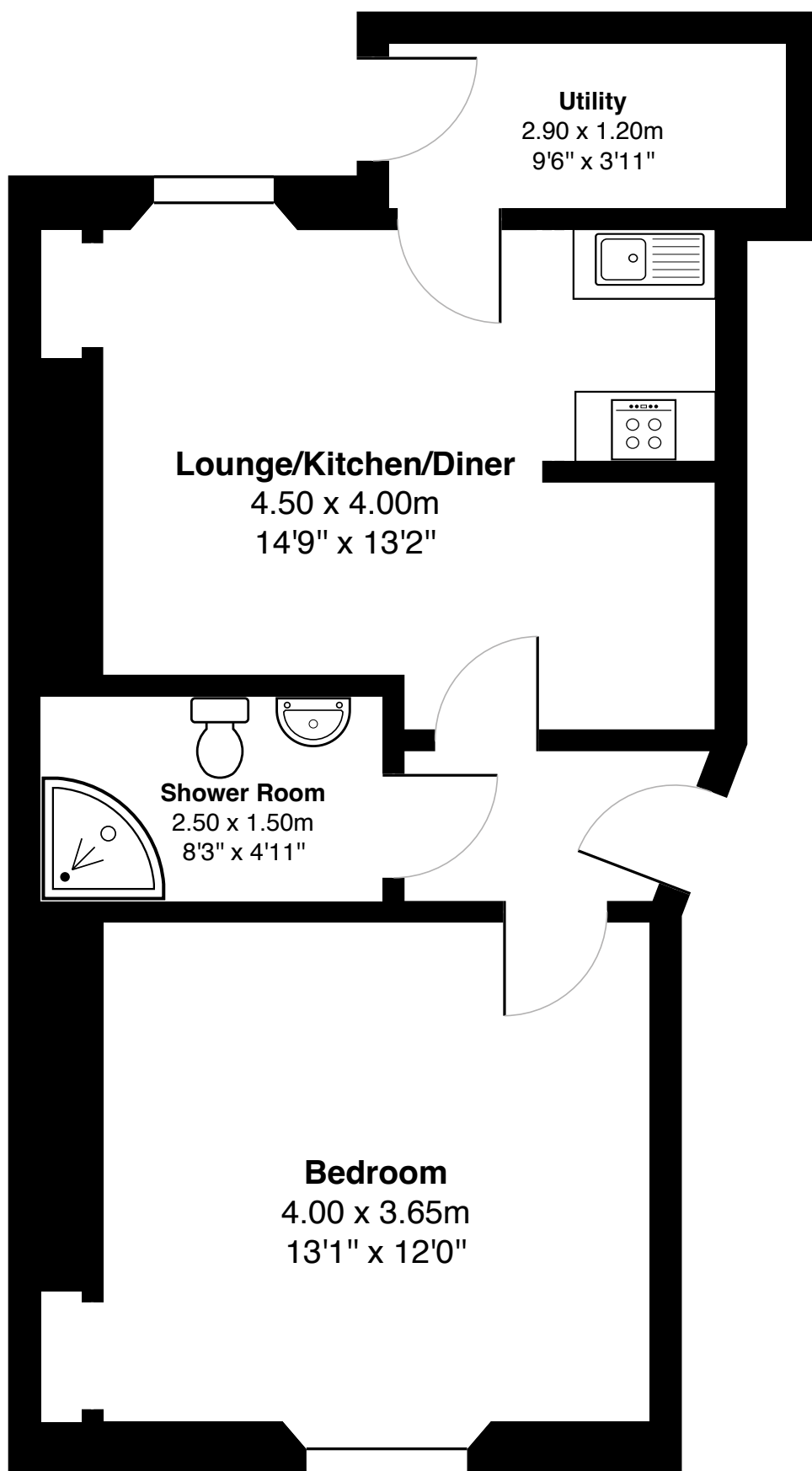




The Bedroom







Gross internal floor area (m²): 41m²

EPC Rating: D

Externally, the property boasts a neat, low maintenance garden and benefits from free on-street parking. Entry is available from both the front and rear via the distinctive blue wooden gate on Glebe Street, with the property conveniently positioned on your left. An additional outhouse offers valuable storage space at the back of the property.

Situated in a prime Saltcoats location, the flat is just moments from local amenities, transport links and the picturesque seafront. This move-in ready property presents an excellent opportunity to acquire a home in this popular coastal town.





16 Springvale Street is in a sought after area of Saltcoats and is the second of North Ayrshire's "Three Towns", which also includes Stevenston and Ardrossan.

The property is ideally placed to benefit from the many amenities which Saltcoats has to offer. 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 including a swimming pool and gymnasium within Auchenhavrie 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 is also within easy reach.

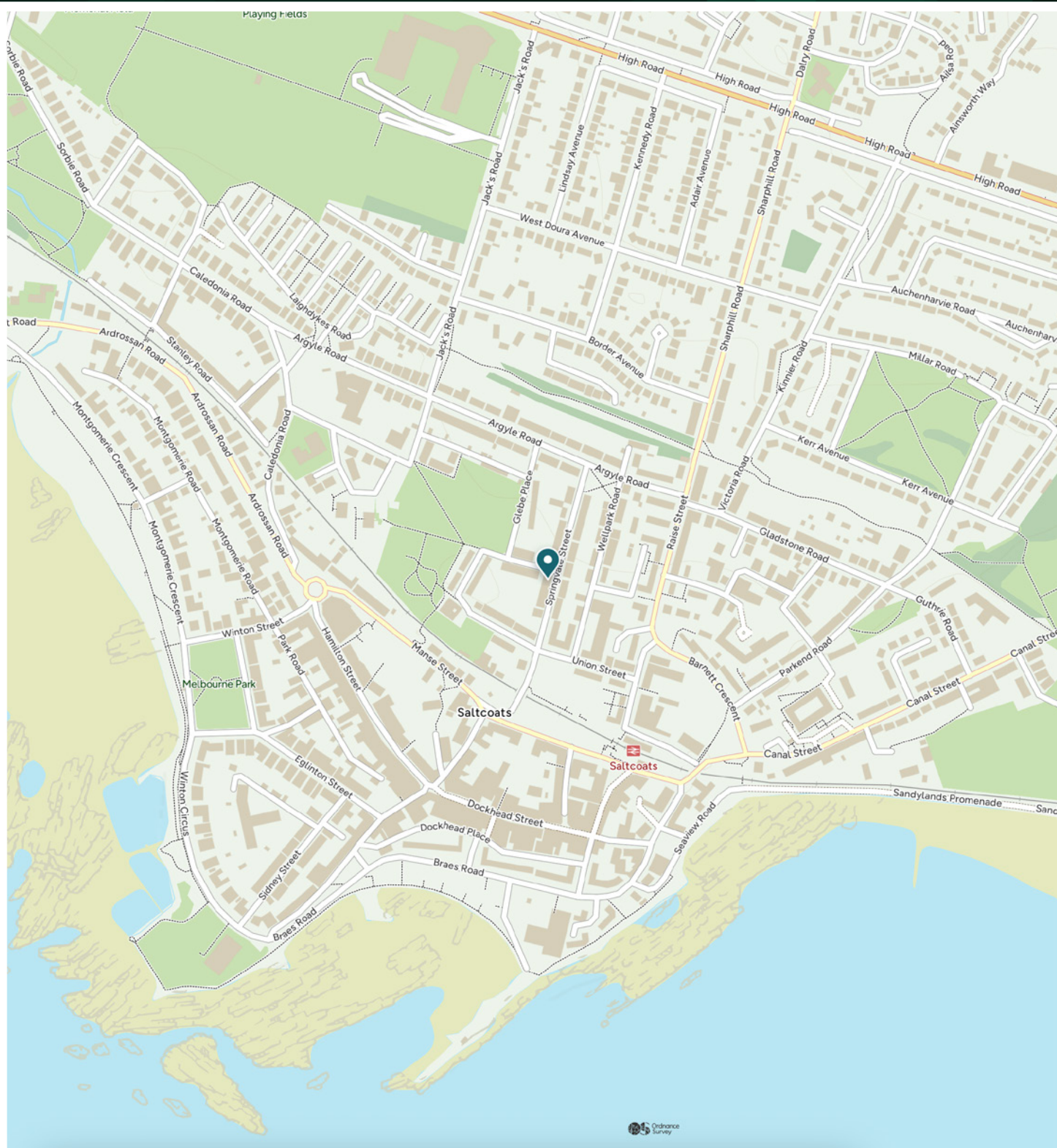


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