

35 Canal Street

SALTCOATS, KA21 5JA



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



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*A tastefully decorated two-bedroom end-terrace cottage,
positioned in the popular coastal town of Saltcoats*



We are delighted to bring to the market this striking two-bedroom cottage, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located at the front of the property and is flooded with natural light, whilst also providing an interesting outlook.

THE KITCHEN



The kitchen has been fitted to include a good range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances.

One of the bedrooms is pleasantly located on this level and could be transformed to meet each individual purchaser's needs and requirements. The family bathroom completes the accommodation on this level.

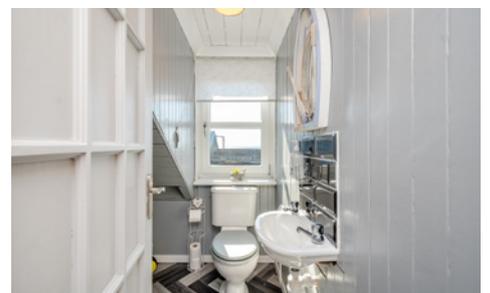
THE LOWER BEDROOM



THE BATHROOM



Journeying up to the first-floor level, you will discover another well-proportioned bright and airy bedroom. All rooms have a range of furniture configurations and space for additional free-standing furniture if required. The spacious hallway landing could be utilised as office space for those requiring working-from-home arrangements, or alternatively, a third bedroom subject to obtaining the correct planning and consent. A stylish WC completes the impressive accommodation on this level.



THE UPPER BEDROOM

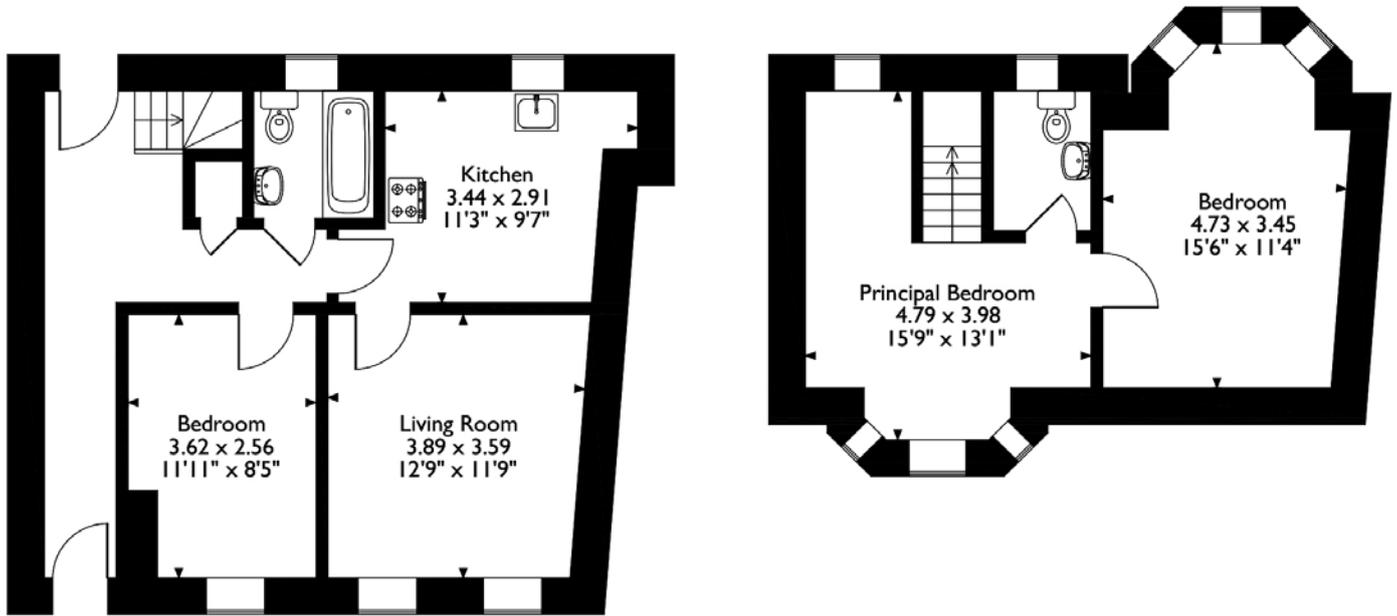


Externally the property has private front and rear garden grounds. The rear garden is a sheer delight, especially in the summer months. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

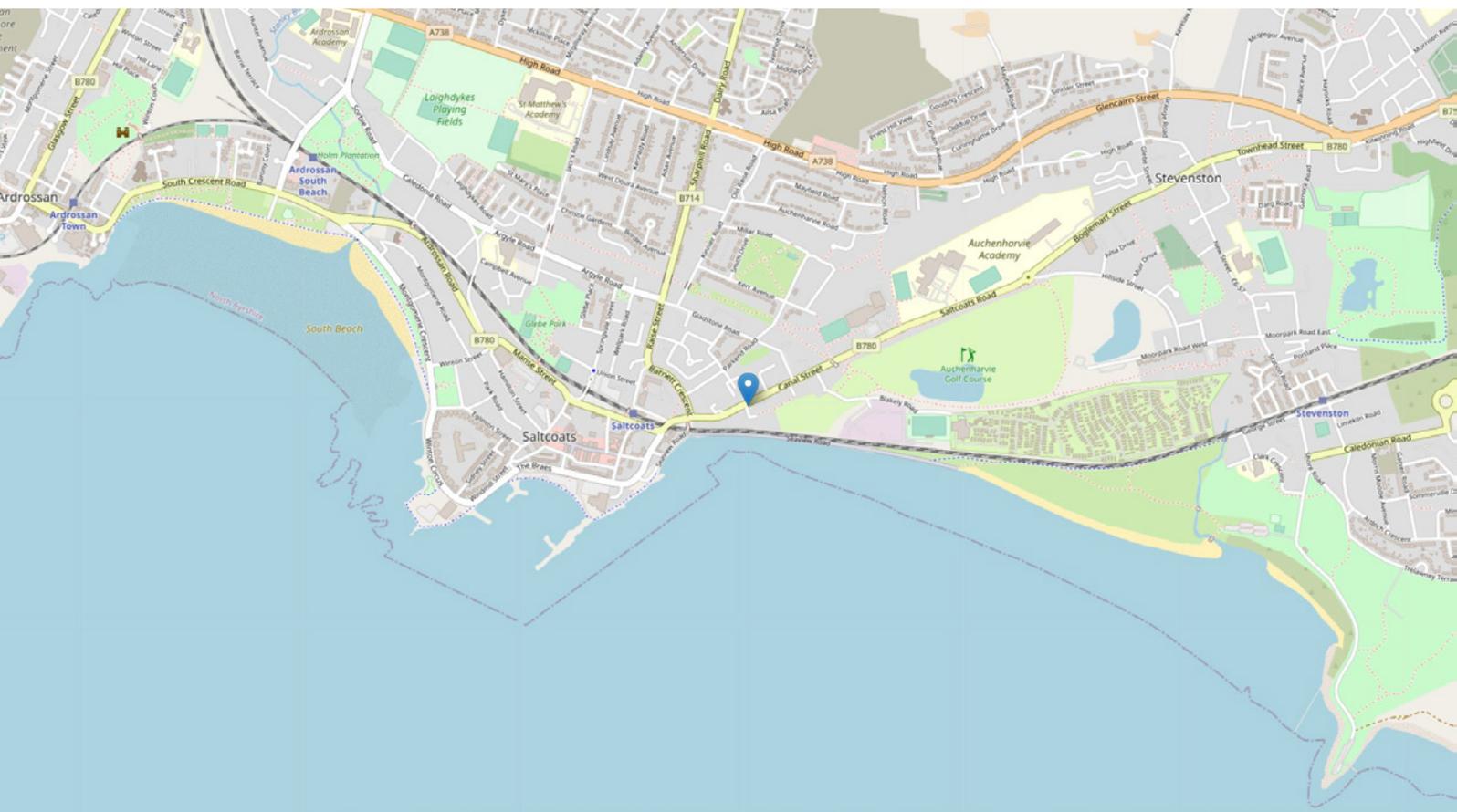


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m²
EPC Rating: E

Extras: Carpets and floor coverings, light fixtures and fittings.

Buyer's Premium Value: £2640.00



THE LOCATION

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. 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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