

23B Sharphill Road

SALTCOATS, NORTH AYRSHIRE, KA21 5NW



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



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Part Exchange Available. McEwan Fraser Legal are delighted to present to the market this spacious first floor flat, positioned in a popular pocket of Saltcoats. The property offers spacious and light-filled accommodation on one level.

A welcoming hallway allows access to all apartments. The spacious lounge is flooded with natural light, and is the perfect ambience to unwind in after a hard day. The kitchen has been fitted to include a range of floor and wall-mounted units with a contemporary work surface. It further benefits from a host of integrated appliances and plumbed space for free standing appliances. The bedroom are bright and airy with a range of furniture configurations and space for additional free-standing furniture. A bathroom completes the accommodation internally.

Externally, there are communal garden grounds, which are well maintained. The garden to the rear is a real sun trap, 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 all year round.



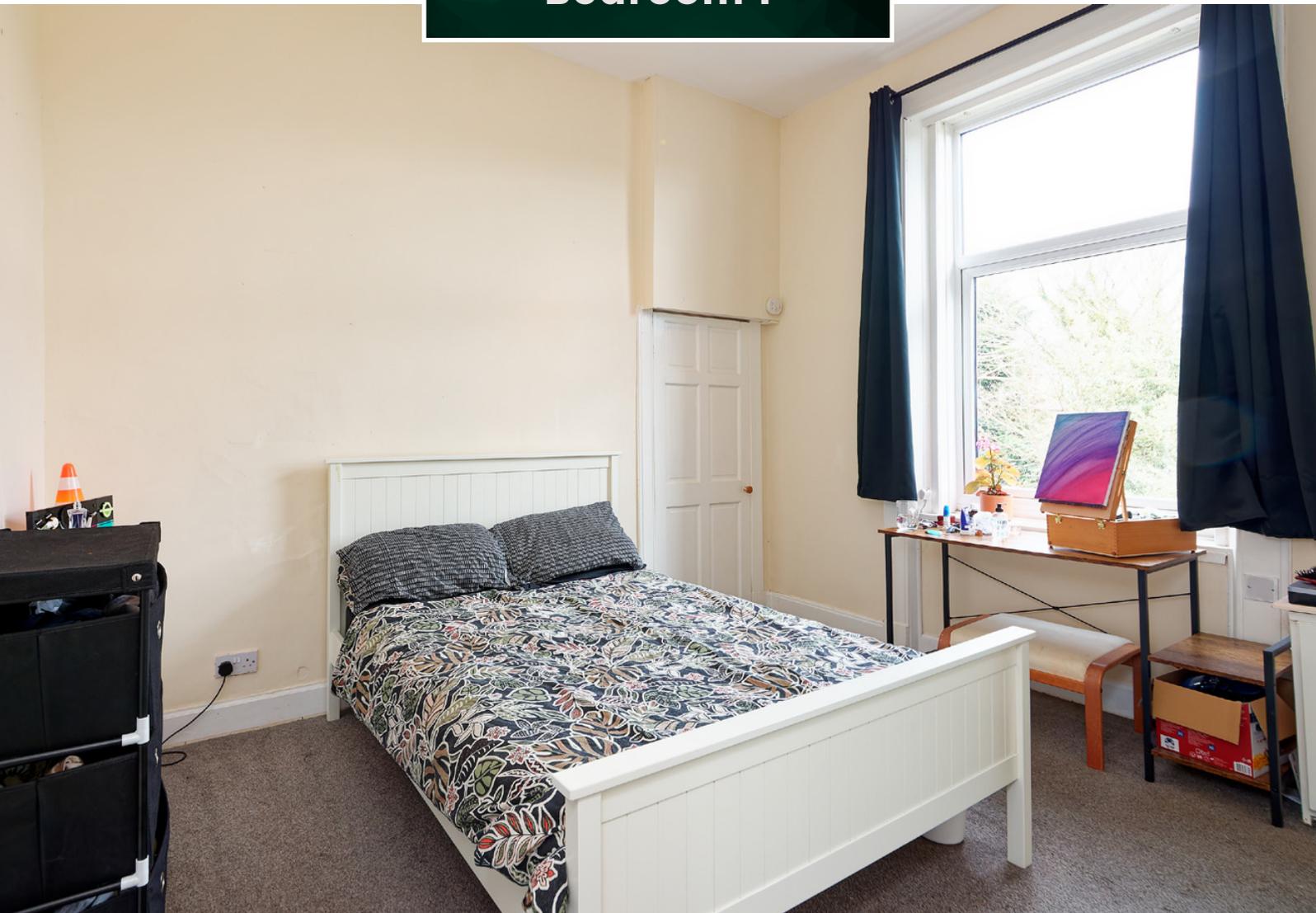


The Kitchen





Bedroom 1

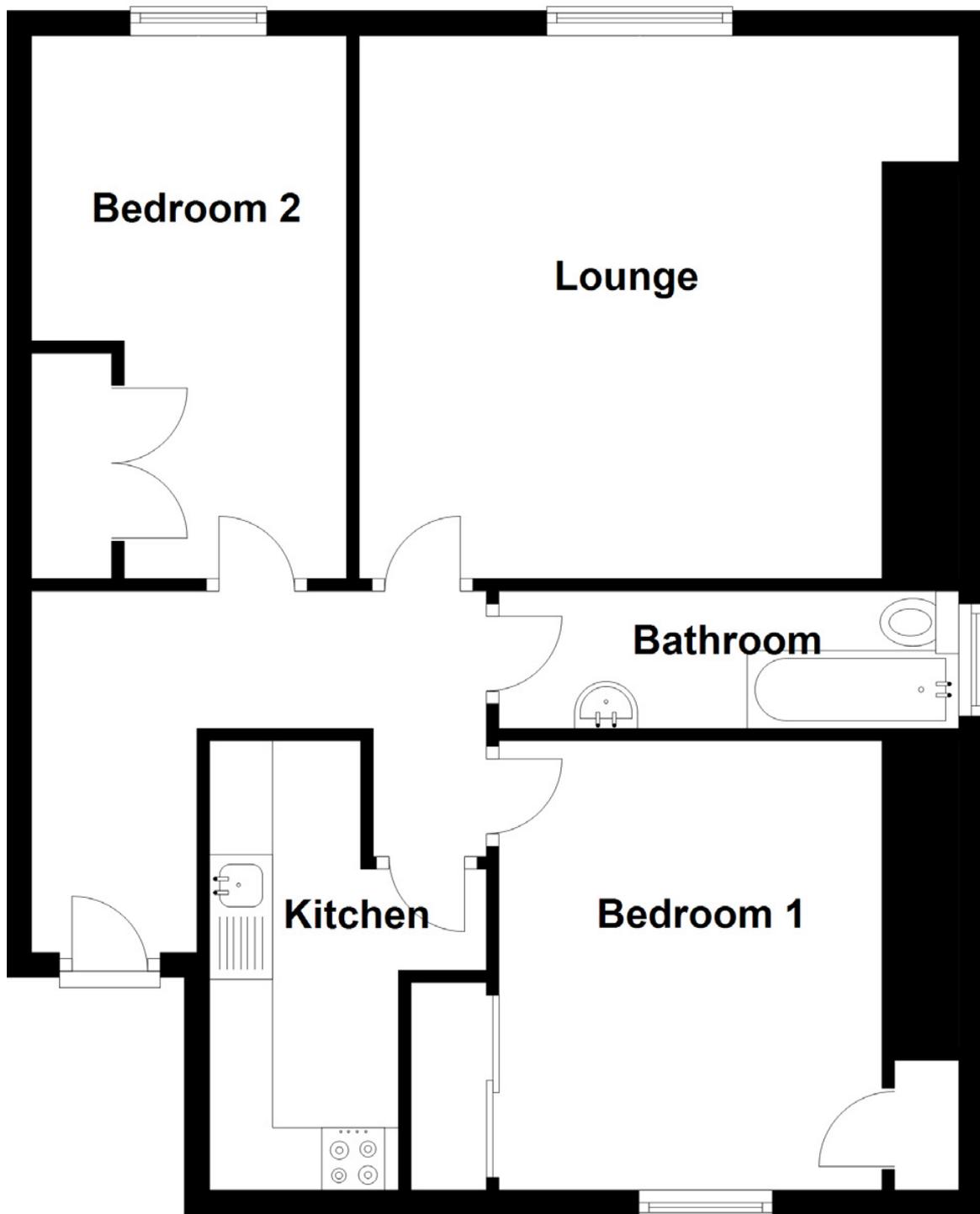




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.35m (14'3") x 4.15m (13'7")	Gross internal floor area (m ²): 62m ²
Kitchen	3.60m (11'10") x 1.50m (4'11")	EPC Rating: E
Bedroom 1	3.60m (11'10") x 2.90m (9'6")	Buyer's Premium Value: £1560
Bedroom 2	4.35m (14'3") x 2.50m (8'3")	
Bathroom	3.65m (12') x 1.10m (3'7")	





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 Auchendarvie 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 away.

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.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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