




McEwan Fraser Legal

Solicitors & Estate Agents

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10 Kilbrannan Avenue

SALTCOATS, NORTH AYRSHIRE, KA21 6DN

KITCHEN



SHOWER ROOM



LOUNGE



McEwan Fraser Legal are delighted to present to the market this good-sized three bedroom villa, situated within the highly sought after area of Saltcoats. The property offers spacious accommodation over two levels and would make an ideal first time buyers purchase or a family home.

A welcoming hallway leads to all apartments on this level. The spacious formal lounge is flooded with natural light from the picture windows at the front and rear of the room, also providing an interesting outlook.

The fitted kitchen has a good range of floor and wall mounted units, with a contrasting work surface, creating a fashionable and efficient work-space. It is enhanced by a host of integrated appliances, making this the perfect zone for an aspiring chef.

Journeying upstairs you will find three well proportioned bedrooms. All of the bedrooms are bright and airy with space for a range of furniture configurations. A contemporary shower-room completes the impressive accommodation internally.

Externally, the front and rear gardens are easily maintained and the property benefits from a driveway with off road parking for one vehicle. The garden to the rear is fully enclosed providing a safe environment for young children. This zone is a real suntrap and will be popular in summer months with all members of the family.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.



BEDROOMS ONE, TWO & THREE



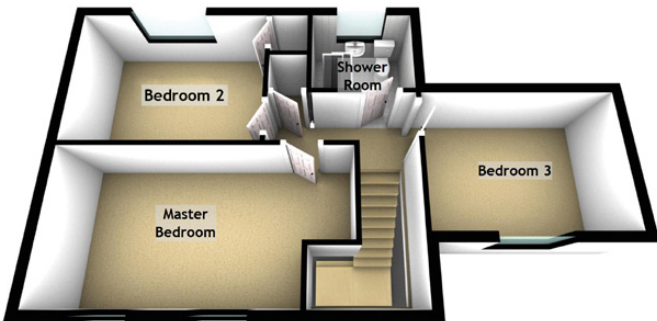
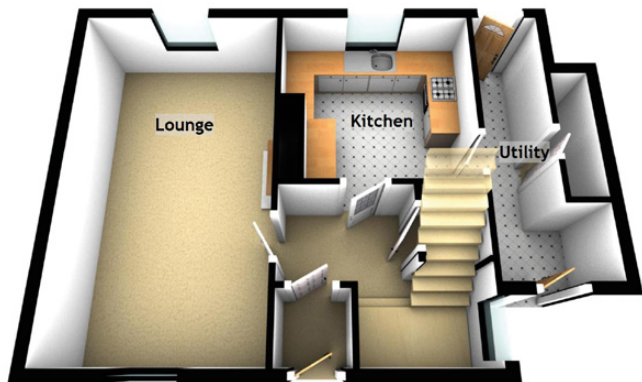
10 KILBRANNAN AVENUE

This lovely home is situated in the popular coastal town of Saltcoats and is in one of Saltcoat's most sought after residential areas.

The property is ideally placed to benefit from the many amenities which 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 to include swimming pool and gymnasium within

Auchenharvie Leisure Centre. Supermarket shopping is also available close by. The beach, ferry terminal for the crossing to Arran and the marina at Ardrossan is 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.



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

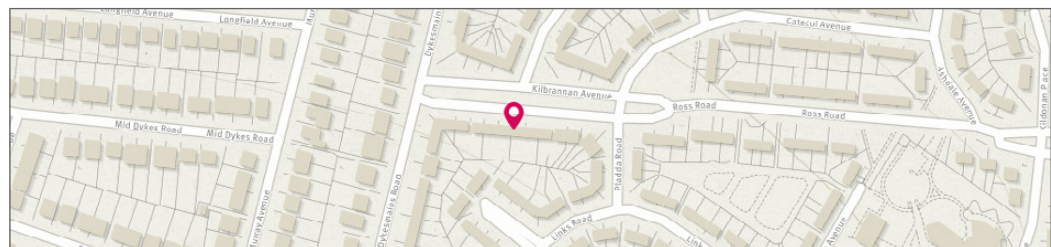
Lounge	5.80m (19') x 3.30m (10'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Utility	5.00m (16'5") x 1.80m (5'11")
Master Bedroom	5.70m (18'8") x 2.90m (9'6")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²) - 88m²

EPC Rating - E

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains blinds, washing machine, tumble dryer and storage shed.




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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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