Ground floor two bedroom apartment with own main front door

Located in popular pocket of Saltcoats









3 Sharphill Road

Saltcoats, KA21 5NW

Scan Here!

2 BED

1 SHOWER

PRIVATE PATIO

ENERGY D EPC RATING

Potential Accessible Living

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01292 430 555
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

3 SHARPHILL ROAD

Saltcoats

3 Sharphill Road 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 Prestwick Airports are also within easy reach.

Part Exchange available! We are delighted to bring to the market this ground floor two bedroom apartment in the popular coastal town of Saltcoats. Displaying an attractive frontage this apartment has its own main front door which is extremely attractive. A prospective purchaser has a blank canvas to design the property to their own taste and style, making this a great acquisition for first time buyer, an investor or a DIY enthusiast.

In more detail, the property comprises: entrance porch, hallway with must have cupboard. Good size lounge with original feature fireplace with living flame gas fire is located to the front of the property. The kitchen with door to the back garden has a range of floor and wall mounted units, freestanding gas cooker, fridge freezer and washing machine. The two bedrooms have ample floor space for additional freestanding furniture and one of them boasts built in storage. A partly-tiled shower room with electric shower and storage completes the accommodation.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round. Externally, the back garden is split into individual plots and is very well maintained by all neighbours. A patio area belongs to this apartment making it low maintenance and a perfect spot to have a table and chairs and enjoy some outdoor living!









The Bedroom & Shower Room











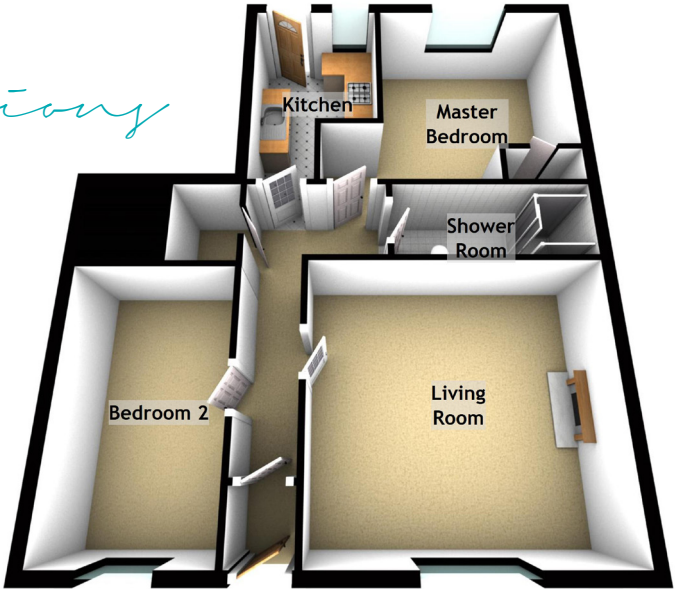
"...GOOD SIZE LOUNGE WITH ORIGINAL *feature fireplace* WITH LIVING FLAME GAS FIRE IS LOCATED TO THE FRONT OF THE PROPERTY..."







The Specifications



APPROXIMATE DIMENSIONS

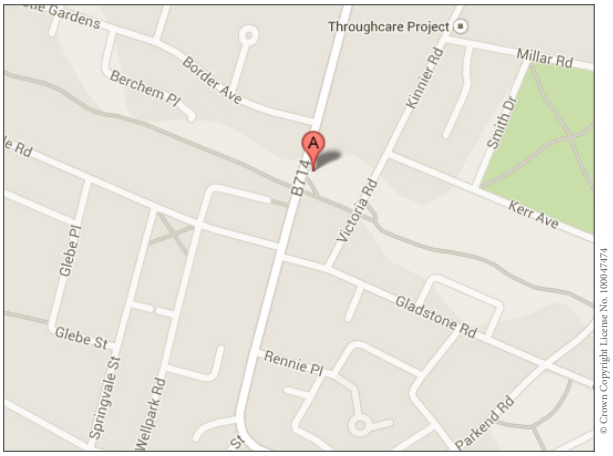
(Taken from the widest point)

Living Room	4.40m (14'5") x 4.20m (13'9")
Kitchen	3.40m (11'2") x 2.10m (6'10")
Master Bedroom	4.11m (13'6") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 2.40m (7'10")
Shower Room	3.20m (10'6") x 1.20m (3'11")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, fixture and fittings and white goods.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

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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.

Disclaimer - 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 schedule 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.



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Photographer



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