

Stylish two bedroom semi-detached villa in walk in condition

Perfect for the discerning homeowner







10 Pladda Road

Saltcoats, North Ayrshire, KA21 6AG

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2 BED

DRIVEWAY

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McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0159 280 0695
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

SALTCOATS | NORTH AYRSHIRE

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.


South Beach | Local Pier















10 Pladda Road

Part Exchange available! We are delighted to bring to the market this lovely two bedroom semi-detached villa in the popular coastal town of Saltcoats. The property offers spacious accommodation and is the perfect acquisition for first time buyers or small family. The accommodation offers, entrance hall with under stairs cupboard. The spacious lounge with two large windows is flooded with natural light and can accommodate various furniture configurations to suit your needs and taste. The kitchen is fashionable with sociable breakfast bar perfect for a quick cup of coffee or glass of wine, streamlined work surfaces, good range of base and wall units, integrated oven, hob and extractor hood, space for fridge/ freezer and washing machine. Utility leading to the back garden provides extra storage.

On the first floor, there are two good size bedrooms both with built in cupboards. The modern fully tiled bathroom with shower over the bath offers functionality as well as a of place relaxation, where you can unwind and soak away the stresses of the day. Access to the loft is from this level, many homeowners in this area have converted it into additional accommodation, subject to planning consent.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round. Externally, the front and rear gardens are easily maintained and the property benefits from a driveway with off road parking and fully enclose back garden making it a safe environment for young children.

















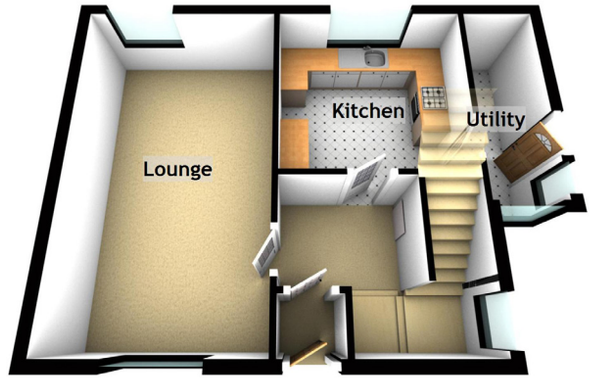


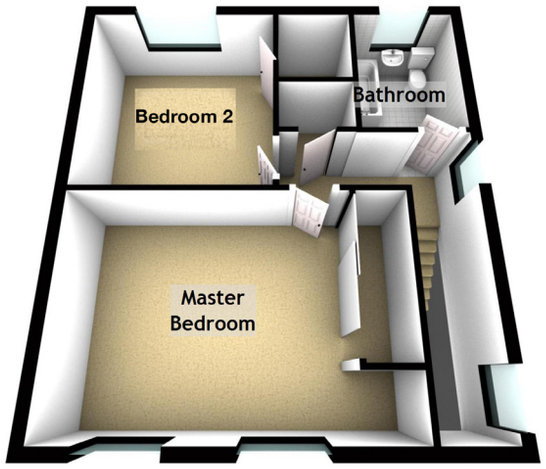


"...there are two good size bedrooms both with built in cupboards..."









Specifications

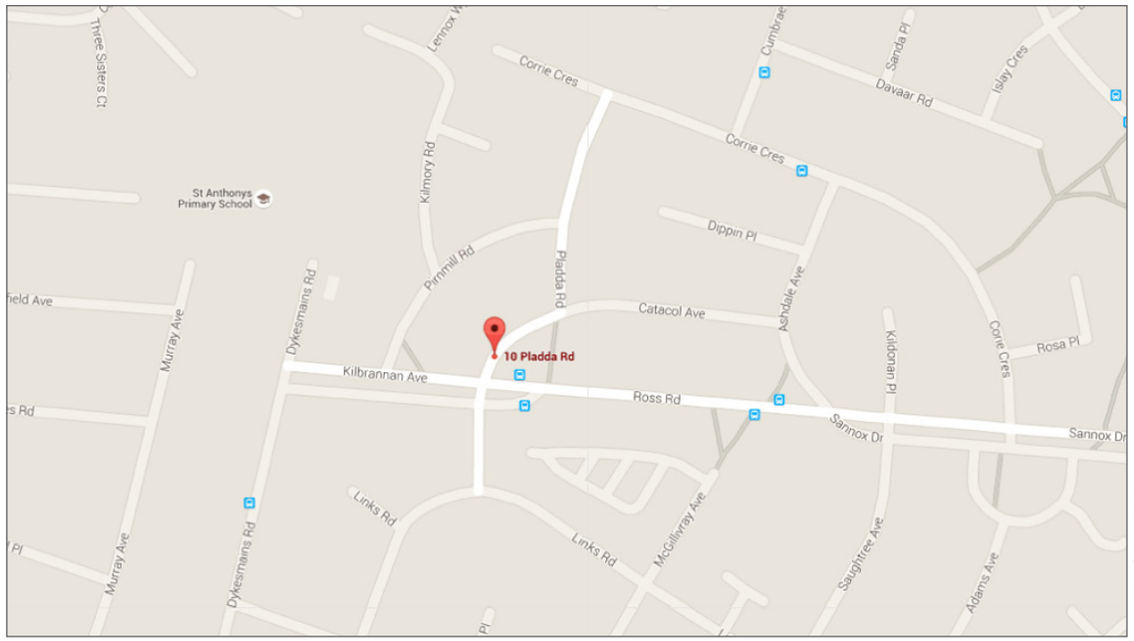
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.80m (19') x 3.30m (10'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Utility	3.52m (11'7") x 1.20m (3'11")
Master Bedroom	3.63m (11'11") x 2.92m (9'7")
Bedroom 2	4.61m (15'2") x 2.86m (9'4")
Bathroom	1.93m (6'4") x 1.70m (5'7")

GROSS INTERNAL FLOOR AREA (M²)
82 Square Metres or thereby

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, fixture and fittings.



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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.



Text and description
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