



YOUR MOVE

— J & A Johnston —

PRICE:

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**YOUR MOVE,
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Saltcoats, Ayrshire,
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Allan Gardens, Saltcoats, Ayrshire, KA21 6GH



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Allan Gardens, Saltcoats, Ayrshire, KA21 6GH

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DESCRIPTION

Your Move are proud to present to the market this MODERN DETACHED VILLA, in immaculate order throughout, built by Stewart Milne Homes and located within the prime residential setting of Allan Gardens, Saltcoats. The well appointed layout comprises; reception hallway, bright spacious lounge/dining room, breakfasting kitchen, utility room, downstairs wc, three bedrooms (master en suite) and modern family bathroom. The property further benefits from a system of gas central heating and double glazing. Sea views and garden to front, enclosed rear gardens. Mono block driveway and garage providing off street parking. Internal viewing is highly recommended to fully appreciate this property.

LOCATION

The town of Saltcoats is the second of North Ayrshire's Three Towns, which also includes Stevenston and Ardrossan. It has a beautiful beach, ideal for those who like walking and is a popular town with many local amenities including shopping, the Auchenharvie centre for swimming and sports activities and a skate park. It is ideally situated for golf fans, with courses at Ardeer in Stevenston and West Kilbride. There is schooling at both primary and secondary levels, road and rail links to Ayr, Glasgow and Largs.

RECEPTION HALLWAY

Entered via timber door with glazed panel insert providing additional light, storage cupboard housing electricity meter, further under stair cupboard, ceiling mounted light fitting, wall mounted radiator, telephone point, smoke alarm, access to lower apartments, stairway to upper apartments.

LOUNGE/DINING AREA

8.25m (into bay) x 3.53m (27'1" x 11'7")

Bright spacious lounge with double glazed bay window formation to front of property, double glazed French Doors to rear garden, carpeted flooring, two ceiling mounted lights, two wall mounted radiators, telephone point, power.

BREAKFASTING KITCHEN

4.11m x 3.89m (13'6" x 12'9")

Quality modern fitted kitchen with excellent range of floor standing and wall mounted units, complementary work surfaces and splash back tiling, inset one and half bowl stainless steel sink with mixer tap and side drainer, integrated co-ordinating stainless steel gas hob and electric oven, integrated dishwasher and fridge/freezer, vinyl flooring, ceiling mounted light fitting, wall mounted radiator, power.

UTILITY ROOM

1.83m x 1.73m (6'0" x 5'8")

Utility room with space and plumbing for washing machine, tiled splash back, inset stainless steel sink with mixer tap and side drainer, vinyl flooring, ceiling mounted light fitting, wall mounted radiator, central heating control panel, power.

WC

Off utility room and fitted with a two piece white suite comprising WC and wash hand basin, opaque glazed window formation to side of property, ceiling mounted light fitting, laminate flooring, wall mounted radiator.

UPPER LANDING

A carpeted stairway from the lower level provides access to the upper apartments, large storage cupboard housing hot water tank, further storage cupboard, hatch access to attic, ceiling mounted light fitting, wall mounted radiator, power.

BEDROOM 1

3.51m x 3.10m (11'6" x 10'2")

Bright double bedroom with double glazed window formation offering views of Firth of Forth and Arran, fitted wardrobes with hanging rail and shelving, laminate flooring, ceiling mounted light fitting, wall mounted radiator, power.

EN SUITE

Tastefully appointed en suite shower room fitted with a three piece white suite comprising WC, wash hand basin and fully tiled shower stall with mixer shower, vinyl flooring, opaque double glazed window formation to front of property providing both privacy and natural light, extractor fan, ceiling mounted light fitting, wall mounted radiator.

BEDROOM 2

2.72m x 2.72m (8'11" x 8'11")

Second double bedroom with double glazed window formation to rear of property, fitted wardrobes with hanging rail, shelving and double mirrored doors, laminate flooring, ceiling mounted spotlight fitting, wall mounted radiator, telephone point, power.

BEDROOM 3

3.07m x 2.18m (10'1" x 7'2")

Good sized single bedroom with double glazed window formation to rear of property, fitted wardrobes with hanging rail, shelving and double mirrored doors, laminate flooring, ceiling mounted light fitting, wall mounted radiator, telephone point, power.

FAMILY BATHROOM

1.96m x 1.68m (6'5" x 5'6")

Beautifully presented modern bathroom fitted with a three piece white suite comprising WC, vanity wash hand basin with feature mirror and lighting above and bath, tiled to half height, opaque double glazed window formation to side of property providing both privacy and natural light, extractor fan, ceiling mounted light fitting, wall mounted radiator.

FRONT GARDEN

Front garden laid mainly to lawn with mono block driveway.

REAR GARDEN

Fully enclosed rear garden mainly laid to lawn with patio area.

GARAGE

Garage with up and over door, power and light.

INCLUSIONS

Blinds and light fittings included.

DIRECTIONS

From our Saltcoats office on Hamilton Street, bear left onto Chapelwell Street, turn left onto Manse Street, turn right onto South Beach Road, turn right onto High Road, turn left onto Dykesmains Road, turn right onto Kilbrannan Avenue, turn left onto Pirnmill Road, turn left onto Pladda Road, turn right onto Corrie Crescent, turn left onto Cumbrae Road, turn right into Simpson Drive, turn left onto Burns Avenue, continue past Arranview Nursing Home, take first left, at T junction turn right, then left into Allan Gardens, number 7 is situated on the left hand side.

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

ALL MEASUREMENTS:

All Measurements are Approximate

OFFICE OPENING HOURS:

Mon-Fri 9:00-17:30 Sat
10:00-13:00

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.



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