



YOUR MOVE

— J & A Johnston —

PRICE:

Fixed

£139,995

Ref no: 527/368/644

**YOUR MOVE,
54 Hamilton Street,
Saltcoats, Ayrshire,
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Lennox Wynd, Saltcoats, Ayrshire



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Lennox Wynd, Saltcoats, Ayrshire

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DESCRIPTION

Your Move are proud to present to the market this Outstanding Modern Detached Villa located within the Prime Residential Setting of Lennox Wynd, Saltcoats. The beautifully presented accommodation which is set over two levels comprises; welcoming reception hallway, bright neutral lounge, family dining area, modern fitted breakfasting kitchen, cloakroom/wc, four generous bedrooms and the fitted family bathroom. The property further benefits from a system of gas central heating and is fully double glazed. Landscaped gardens to the front and rear, twin driveway allows off street parking sloped paved pathway to entrance is suitable for wheelchair access. This is a rare opportunity to acquire this fantastic family home. Early viewing highly recommended.

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 HALL

Entered via timber double glazed door, reception hallway allows access to the lounge, lower bedroom and wc, carpeted stairwell leads to the upper level, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

CLOAKROOM/WC

1.68m x 1.35m (5'6" x 4'5")

Fitted with two piece modern white suite which comprises; wc, wash hand basin inset to attractive vanity unit, vinyl flooring, wall mounted radiator, ceiling mounted light fitting.

LOUNGE

4.06m x 3.48m (13'4" x 11'5")

Bright lounge, front facing double glazed window formation allows natural light in to the room, french doors lead to the dining area, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

DINING AREA

3.45m x 2.97m (11'4" x 9'9")

Spacious dining area which is open plan to the kitchen, timber double glazed french doors allow exit to the garden, tiled flooring, wall mounted radiator, ceiling mounted light fitting, power.

KITCHEN/BREAKFAST ROOM

3.45m x 2.21m (11'4" x 7'3")

Fitted with a selection of modern floor standing and wall mounted units which allow ample storage, complimentary work surfaces and splash back tiling, integrated electric double oven, four ring gas hob and hood, inset stainless steel sink, rear facing double glazed window formation, side facing double glazed door allows exit to the rear garden, feature breakfast bar, space and plumbing for appliances, cupboard housing boiler, tiled flooring, ceiling mounted light fitting, power.

BEDROOM 1 - GROUND FLOOR

4.98m x 2.57m (16'4" x 8'5")

Generous double bedroom, front and rear facing double glazed window formations allow open aspect views and natural light in to the room, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

UPPER LANDING

Accessed via carpeted stairwell, allows entry to all upper apartments, side facing double glazed window formation, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

BEDROOM 2

3.53m x 2.79m (11'7" x 9'2")

Master bedroom, front facing double glazed window formation, mirrored storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

BEDROOM 3

3.56m x 2.08m (11'8" x 6'10")

Well proportioned bedroom, front facing double glazed window formation, storage cupboard, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

BEDROOM 4

2.16m x 2.39m (7'1" x 7'10")

Well proportioned bedroom, rear facing double glazed window formation allows open aspect views of the sea, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

FAMILY BATHROOM

3.10m x 2.39m (10'2" x 7'10")

Partially tiled, fitted with four piece suite which comprises; wc, wash hand basin, centre fill bath, shower stall with power shower, rear facing opaque double glazed window formation allows privacy and natural light, tiled flooring, wall mounted radiator, ceiling mounted spot light fittings.

FRONT GARDEN

Landscaped front garden laid to lawn with a selection of mature shrubs, off set twin driveway allows off street parking, sloped open path way to entrance suitable for wheelchair access. Gate to side leading to the rear garden. External power point.

REAR GARDEN

Fully enclosed with fence perimeter, beautifully landscaped garden laid to lawn and decorative chips, generous patio area, decked area, selection of mature shrubs, timber shed, external tap and power point.

DIRECTIONS

From our office at 54 Hamilton Street, Saltcoats, head southeast turning right onto Windmill Street. Turn right onto Braes Road then follow the road through Montgomerie Crescent until you reach the roundabout. Take the first exit onto South Crescent Road then turn right onto South Beach Way turning left onto Sorbie Road. At the lights turn right onto the High Road then left into Dykesmains Road. Turn right again into Kilbrannan Avenue then left into Pirnmill Road, left again into Kilmory Road then second right into Lennox Wynd.

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.**

ALL MEASUREMENTS:

All Measurements are Approximate

LASER TAPE CLAUSE:

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

OFFICE OPENING HOURS:

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



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