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# Ardrossan Road, Saltcoats, Ayrshire, KA21 5BW

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

Your Move are proud to present to the market this ATTRACTIVE TRADITIONAL SEMI DETACHED VILLA located within the PRIME LOCATION of Ardrossan Road, Saltcoats. The well presented accommodation which is set over two levels comprises; entrance vestibule, welcoming reception hallway, bright generous lounge with bay window, family room, fitted kitchen, cloakroom/wc, five generous bedrooms and the fitted family bathroom. The property further benefits from a system of gas central heating and double glazing. Generous gardens to the front and rear, garage allows secure off street parking. An ideal family home. Early viewing is essential!

## 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.

## ENTRANCE VESTIBULE

Entered via timber storm door, double glazed door leads to the reception hallway, laminate flooring, ceiling mounted light fitting.

## RECEPTION HALLWAY

Reception hallway with two storage facilities, carpeted flooring, two wall mounted radiators, ceiling mounted light fitting, wall light fittings, power.

## LOUNGE

**4.98m x 5.69m (16'4" x 18'8")**

Bright generous lounge with front facing double glazed bay window formation which allows natural light in to the room, laminate flooring, two wall mounted radiators, ceiling mounted light fitting, wall mounted light fittings, power.

## DOWNSTAIRS BEDROOM

**4.29m x 4.27m (14'1" x 14'0")**

Generous double bedroom, rear facing double glazed window formation, fitted storage facility, laminate flooring, wall mounted radiator, ceiling mounted light fittings, power.

## CLOAKROOM/WC

**1.37m x 1.07m (4'6" x 3'6")**

Partially tiled, fitted with two piece suite which comprises; wc, wash hand basin, side facing opaque double glazed window formation allows privacy and natural light, laminate flooring, ceiling mounted spot light fittings.

## FAMILY ROOM

**4.17m x 3.96m (13'8" x 13'0")**

Family room with side facing double glazed window formation, storage cupboard, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power, access given to the kitchen.

## KITCHEN

**4.65m x 2.69m (15'3" x 8'10")**

Fitted with a selection of floor standing units which provide ample storage, complimentary work surfaces and splash back tiling, rear facing double glazed window formation, double glazed door leads to the garden, space and plumbing for appliances, laminate flooring, ceiling mounted light fitting, power.

## FRONT UPPER LANDING

Access given via traditional carpeted stairwell, allows entry to three bedrooms, storage cupboard, velux sky light formation, hatch to attic.

## BEDROOM

**2.39m x 2.57m (7'10" x 8'5")**

Well proportioned bedroom, front facing double glazed velux formation, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

## BEDROOM

**4.70m x 4.29m (15'5" x 14'1")**

Generous double bedroom, front facing double glazed dormer window formation, feature fire place, fitted storage facility, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

## BEDROOM

**5.54m x 3.94m (18'2" x 12'11")**

Generous double bedroom, rear facing double glazed dormer window formation, feature fire place, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

### REAR UPPER LANDING

Gives access to one bedroom and family bathroom, carpeted flooring, ceiling mounted light fitting.

### BEDROOM

**3.66m x 2.26m (12'0" x 7'5")**

Well presented bedroom, side facing double glazed window formation, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

### BATHROOM

**2.69m x 2.08m (8'10" x 6'10")**

Fitted with three piece suite which comprises; wc, wash hand basin, bath with shower over, side facing opaque double glazed window formation, tiled walls, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

### FRONT GARDEN

Enclosed with ornate wall perimeter, laid to decorative mono bloc, gate access to the rear.

### REAR GARDEN

Enclosed with wall perimeter, laid to lawn, paved patio area, mono bloc patio area, selection of mature shrub beds. access to the two out houses.

### GARAGE

**5.41m x 3.18m (17'9" x 10'5")**

Accessed from the rear of the property, entered via roller door, side facing opaque double glazed window formation, timber side door.

### DIRECTIONS

From our office at 54 Hamilton Street, Saltcoats, travel down towards Chapelwell Street. At the junction turn left onto Manse Street. Take the third exit at the roundabout onto Ardrossan Road. The property is located on the left hand side.

### CLAUSES:

### MORTGAGE & FINANCIAL ADVICE:

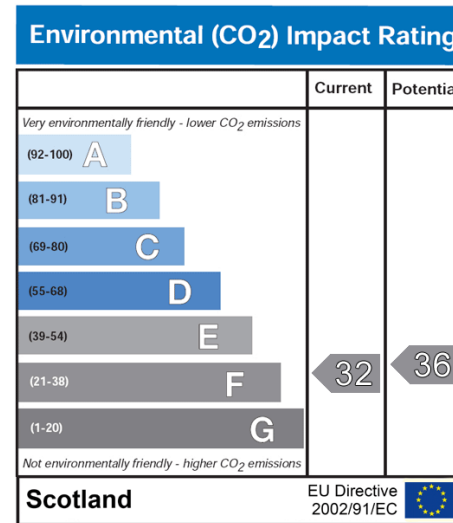
Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### ALL MEASUREMENTS:

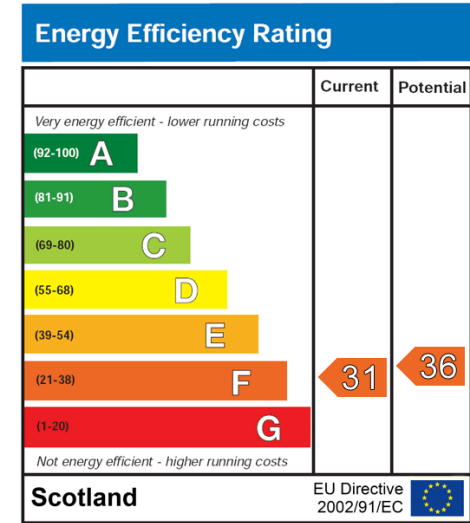
All Measurements are Approximate

### LASER TAPE CLAUSE:

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The energy efficiency rating\* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### OFFICE OPENING HOURS:

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

