



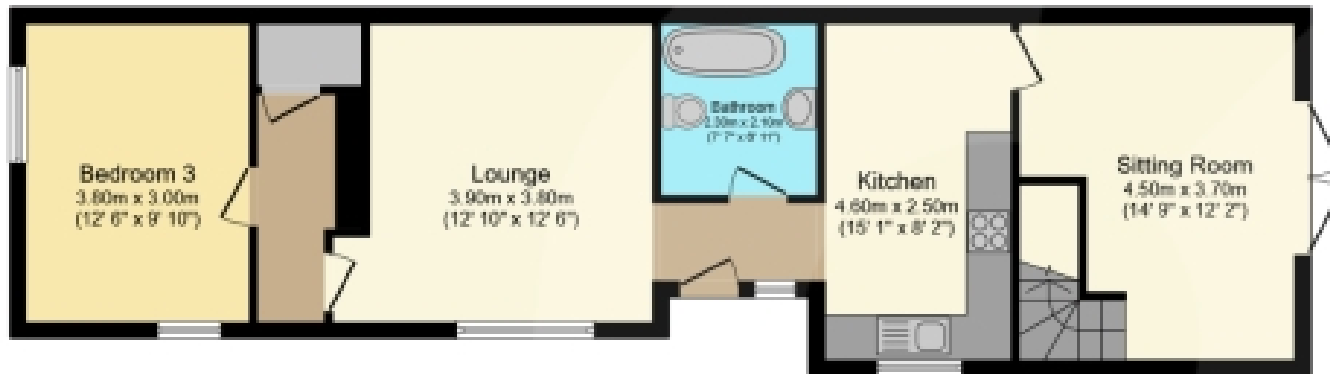
**5 Park Road, Saltcoats**

**Offers Over £119,995**

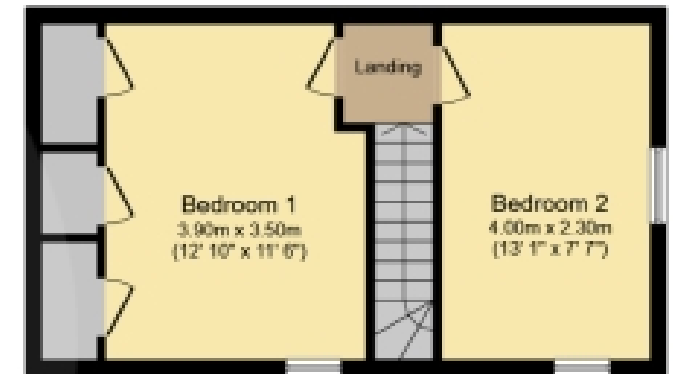








**Ground Floor**  
 Floor area 69.9 m<sup>2</sup> (752 sq.ft.)



**First Floor**  
 Floor area 36.7 m<sup>2</sup> (395 sq.ft.)

**TOTAL: 106.6 m<sup>2</sup> (1,147 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Welcome to No. 5 Park Road and this charming link detached home, set within a popular seaside location. This desirable property offers a wonderful opportunity for those looking to get on to the property ladder, or for professionals alike.

Upon entering, you are welcomed through the welcoming reception hallway which provides access in the first instance to the spacious family lounge, featuring calming neutral décor – the perfect spot to relax and unwind after a long day out at the shore.

The recently installed, modern fitted kitchen holds ample wall and base mounted units paired with contrasting worktops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring electric hob, extractor hood, electric oven/grill, and there is further free-standing space for a washing machine and fridge/freezer.

This fabulous home boasts an additional sitting room, which is bright and airy owing to the large patio doors which allow access to the garden. This room offers a multitude of potential uses, and could also be utilised as a home office, play room or however you see fit. The three-piece family bathroom comprises of a wash-hand basin, w.c, and bathtub with overhead shower. Completing the ground floor is Bedroom Three, boasting excellent built-in storage.

Climbing the staircase to the first floor, you will find the further two bedrooms with Bedroom One including impressive built-in storage.

The rear garden is fully enclosed and fabulously low maintenance with an extensive synthetic lawn section and sociable patio area, perfect for dining alfresco during the summer months.

Saltcoats is a fabulous coastal town, and part of the Three Towns Community. It offers a wide range of amenities including plenty of shops, supermarkets and restaurants and is host to the frequent Saturday Market. Saltcoats also has a range of both primary and secondary schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

The property is in the ideal location for transport links, being a short walk to local train stations and close to bus routes, making it ideally positioned for commuting to neighboring towns or Glasgow City Centre. Located along the west coast, Saltcoats also offers easy access to coastal towns such as Largs and Irvine and is a short distance from Ardrossan Harbour, offering regular services to the Isle of Arran.

We would highly recommend an early viewing of this fantastic accommodation, as we have no doubt it will be extremely popular. Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)