

**Taylor**  
HENDERSON

**Main Door Flat**

77 Argyle Road, Saltcoats, KA21 5NE



[www.taylorandhenderson.co.uk](http://www.taylorandhenderson.co.uk)



Viewing: Please contact Taylor and Henderson on **01294 606700**

## Main Door Flat

77 Argyle Road, Saltcoats, KA21 5NE

This traditional main door Upper Flat is situated within a popular residential locale and is within walking distance of all town centre amenities including shops, bus routes, train station and the beach.

The generously proportioned accommodation comprises Entrance Vestibule, staircase off to the upper Hallway, bay-windowed Lounge with fireplace, ornate ceiling cornicing and centre rose, two double Bedrooms, Dining/Sitting Room open plan Breakfasting Kitchen area and separate modern Kitchenette and a partially tiled Bathroom with over bath shower and screen. In addition there is a large attic accessed via the deep walk-in shelved storage cupboard off the hallway which also houses the gas meter, electricity meter and the circuit breakers.

The property benefits from gas central heating with a combi boiler and double glazing.

The garden to the front is shared. There is a private, enclosed garden to the rear with brick outhouse. The garden is mainly laid with lawn and is bordered by mature shrubs.

Saltcoats and nearby Ardrossan offer a range of local amenities including beach, local shops, supermarkets, restaurants, schools, train stations and bus services. There is a regular ferry service to the Isle of Arran from Ardrossan. A new ferry service also provides a summer service to the Kintyre peninsula. This property is conveniently situated for all local amenities including road and regular rail links to Glasgow and all West Coast towns and thus is well located for travel throughout West Central Scotland.

A degree of modernisation / upgrading is required, however this is reflected in the realistic asking price and early viewing is highly recommended!

### Measurements

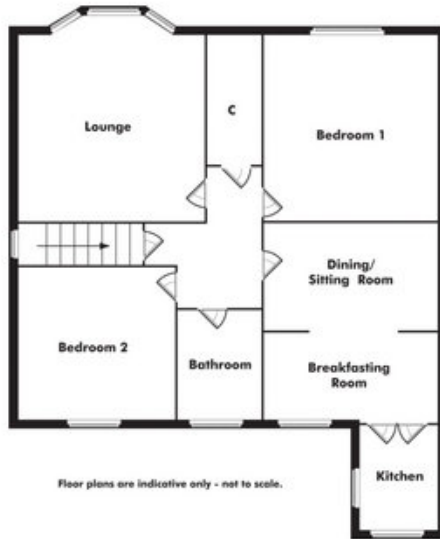
Entrance Vestibule	
Hallway	
Lounge	17' x 13'1 (at widest points)
Dining/Sitting Room	12'1 x 8'6
Breakfasting Area	11'7 x 7'9
Kitchen	6'9 x 6'1
Bedroom 1	12'8 x 12'
Bedroom 2	12' x 11'7
Bathroom	7'10 x 4'9

### Features

- **Spacious Accommodation**
- **Walking Distance of all Amenities**
- **Ornate Ceiling Cornicing and Rose in Lounge**
- **Gas Central Heating (Combi Boiler)**
- **Double Glazing**
- **Private Garden Area to the Rear**

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### Travel Directions

Travelling along the A738 Saltcoats High Road at the traffic lights at the corner of North Parish Church turn left into Sharpill Road which leads into Raise Street and take the turning on the right into Argyle Road. No.77 is situated on the right hand side.

### Extras included

All carpets/floorcoverings, fan assisted oven, ceramic hob and extractor hood

### EER Band

D57

### Viewing

Through solicitors on 01294 606700 and fax 01294 464 827 .

### Evenings:

GSPC Call Centre 5pm-9pm, Saturdays 12.30pm-4pm and Sundays 10am-4pm on 0141 572 4383.

### E-mail

[jkean@taylorandhenderson.co.uk](mailto:jkean@taylorandhenderson.co.uk)

### GSPC Reference

239104

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