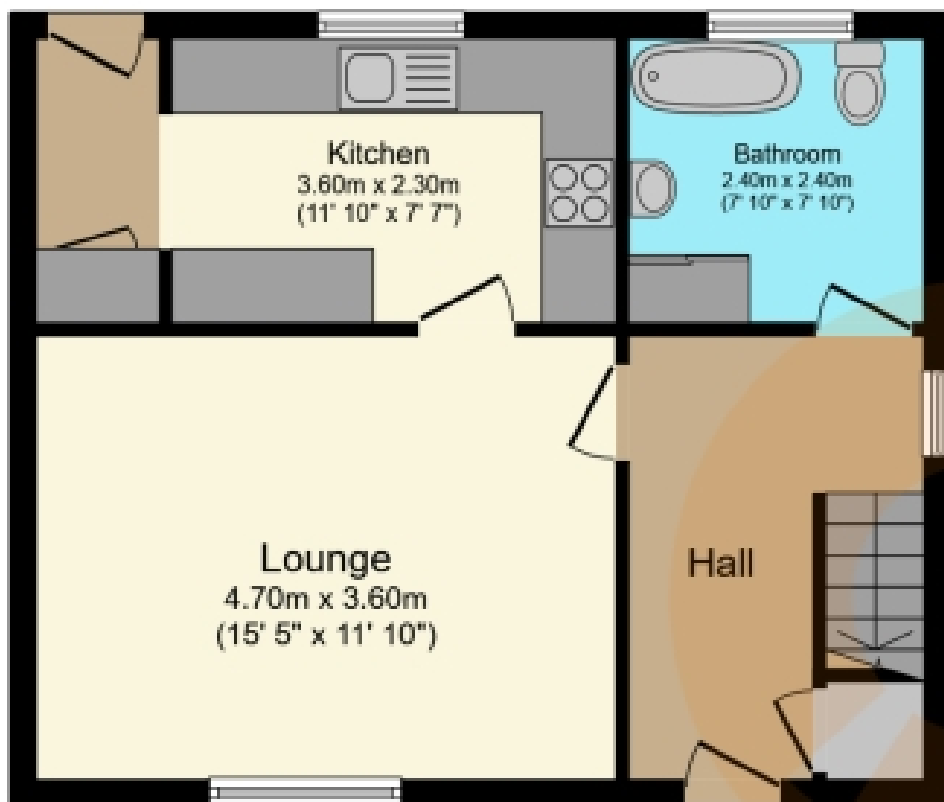




**20 Sannox Drive, Saltcoats**

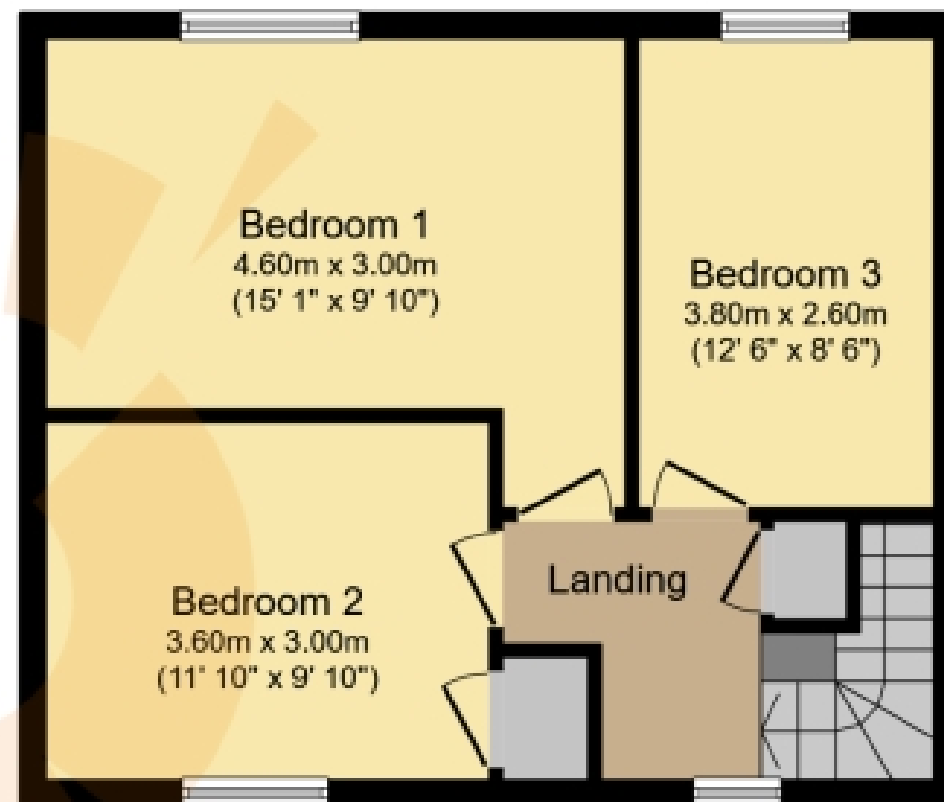
**Offers Over £110,000**





## Ground Floor

Floor area 43.2 m<sup>2</sup> (465 sq.ft.)



## First Floor

Floor area 43.1 m<sup>2</sup> (464 sq.ft.)

**TOTAL: 86.3 m<sup>2</sup> (929 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

**\*\* FABULOUS FULLY REFURBISHED HOME ON SUBSTANTIAL CORNER PLOT \*\* PERFECT FIRST TIME BUYER OPPORTUNITY / NO ONWARD CHAIN \*\* BRAND NEW KITCHEN \*\* NEW BATHROOM \*\*** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 20 Sannox Drive in Saltcoats. This is a fantastic, fully refurbished semi detached home, positioned on a substantial corner plot. It is the perfect first-time buyer opportunity and has no onward chain.

To the front of the property, is a private driveway, and there is also plenty of street parking. The property has been well kept externally, with a grass area to the side of the driveway, and a chipped part to the other.

Entering the property itself, you will find that it has been freshly decorated throughout. The lounge is generously proportioned and features a focal point fireplace.

The brand-new kitchen is accessed through the lounge and has a new double glazed window. The flooring is fully tiled with modern black tiling, which pairs well with the high-gloss wall and base mounted cabinetry. It also has the added benefit of an integrated oven, induction hob, and sink. The ground floor also holds a three-piece family bathroom, with a w.c., wash-hand basin, and a shower overhead bath.

On the second floor of the property, there are three generously proportioned double bedrooms, with bedroom two boasting in built storage solutions.

To the rear of the property, you will find an extensive, partially enclosed rear garden, the ideal place for those with children and pets. It also has a paved area, making it ideal for dining alfresco in the summer

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.

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.

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[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)