



**Flat 3, 2 Stanley Place, Saltcoats**

**Offers Over £79,995**





TOTAL: 65.1 m<sup>2</sup> (701 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

BOOM!! \*\* 2 BEDROOM FIRST FLOOR TRADITIONAL SANDSTONE APARTMENT IN FANTASTIC SEA-SIDE TOWN \*\* CLOSE TO A HOST OF LOCAL AMMENITIES \*\* IDEAL FOR FIRST TIME BUYERS \*\* 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 2 Stanley Place (Flat 3), Saltcoats. This property is situated within a picturesque seaside town, and is the ideal opportunity for first time buyers, and those looking to downsize.

Arriving at the property, you will find a well maintained communal close, leading to the front entrance of the flat itself. Entering the apartment, there is a welcoming entrance hallway connecting you seamlessly with all the rooms.

The lounge is exceptionally spacious, comprising of soft neutral décor and hard wood flooring. It has floods of natural light pouring in through the stylish sash and case windows. The kitchen is well appointed. It featured stylish splash back and floor tiling, and light blue wall and base mounted cabinetry. There is also plentiful space for appliances.

The three-piece bathroom comprises of a shower over bath, w.c., and a wash handbasin. There is stylish flooring tiling and the walls are partially tiled. Completing the interior, are two spacious double bedrooms. Bedroom two is currently utilised as a second public/sitting room. This can also be used as a dining room or an office/work from home space.

Externally, you will find a well maintained communal garden and drying green.

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 neighbouring 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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