

# 29D Sidney Street

SALTCOATS, NORTH AYRSHIRE, KA21 5DB



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present 29D Sidney Street, a well-presented two-bedroom first-floor flat. The property is in great condition and set within a quiet residential street. It offers generous living space with easy access to shops, transport, and the stunning coastline. The home will appeal to first-time buyers, investors and those looking to downsize.

A private entrance leads up the carpeted stairs, where you arrive in a bright hallway that connects each room. Straight ahead is the bathroom, and the lounge and kitchen sit to the left. Both bedrooms are found to the right, along with a useful storage cupboard.

The lounge is a lovely bright room, and the large window allows natural light to fill the space. Traditional cornicing adds a touch of character, and the door at the rear of the lounge leads through to the impressive kitchen. This room offers excellent space for cooking and dining with free-standing appliances and room for a family-sized table.

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Both bedrooms are generous doubles, and the main bedroom benefits from built-in wardrobes. The accommodation is completed by a modern three-piece bathroom that includes a bath with overhead shower, basin and toilet.





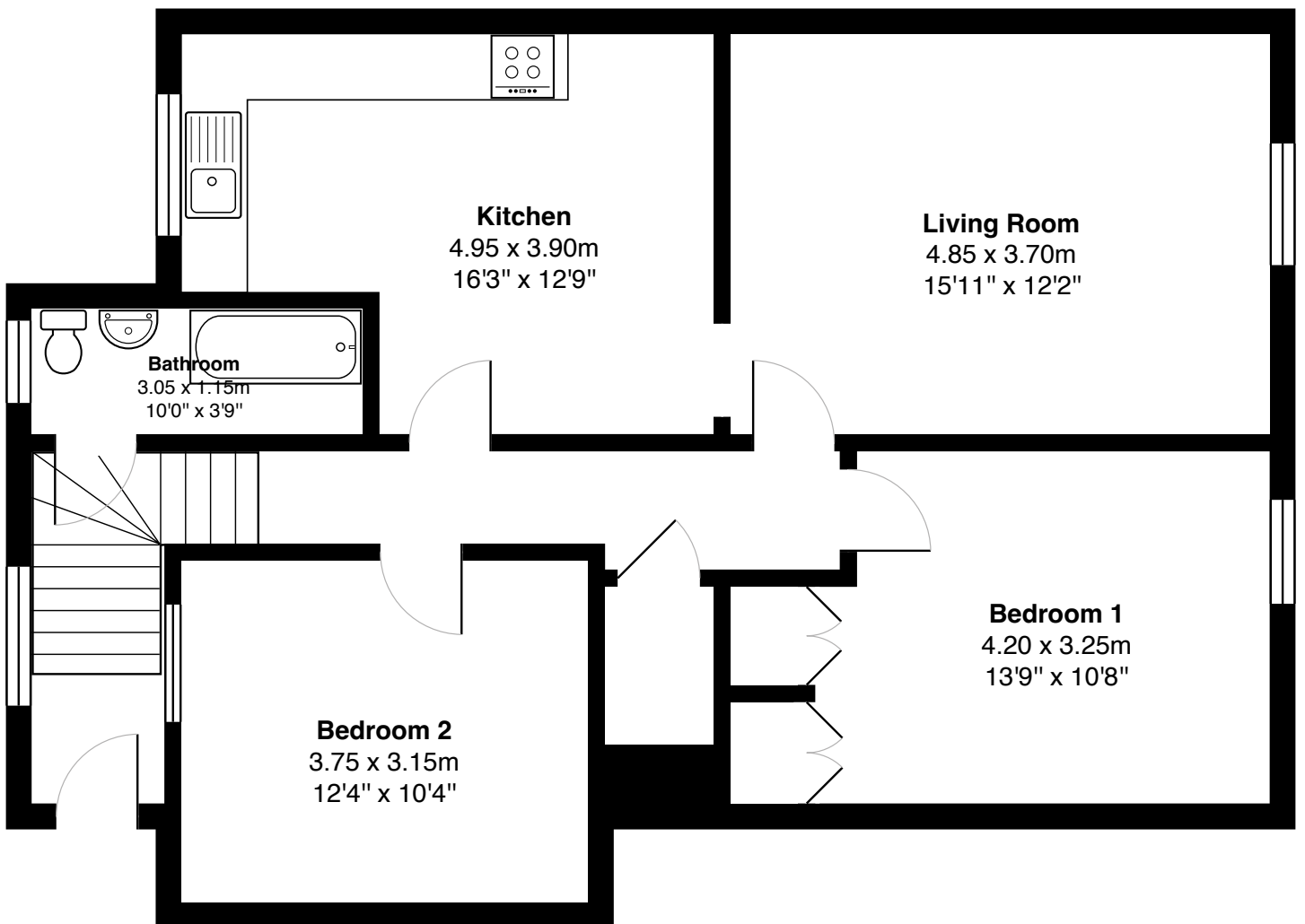


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £2000





Outside, there is a well-kept garden that provides a private spot for relaxing or entertaining. A brick outhouse sits to the front, offering helpful additional storage. Parking is available on the street to the front, which adds to the convenience. Early viewing is strongly advised.

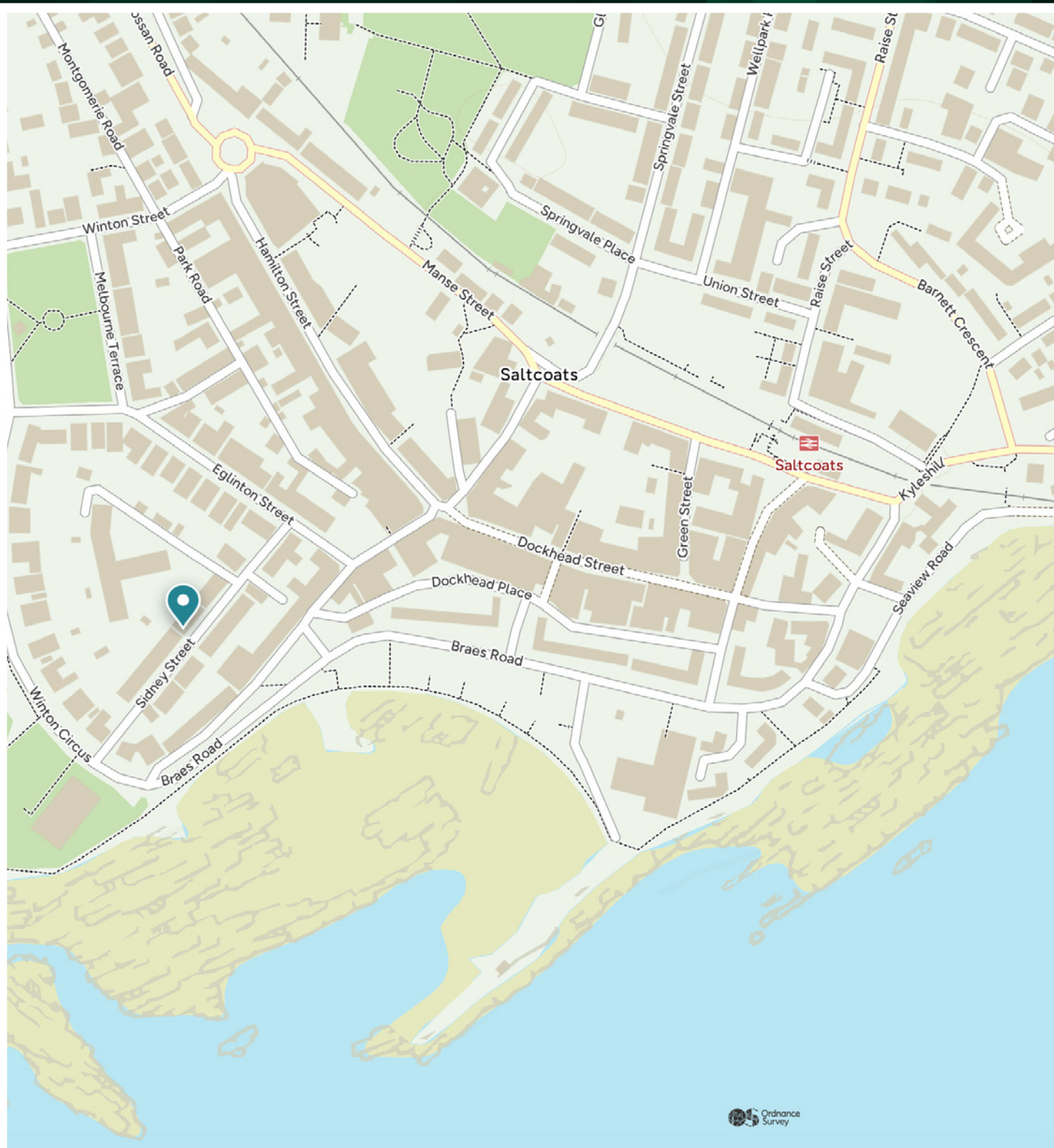




Saltcoats is a well loved coastal town with a wide choice of amenities including supermarkets, shops, cafes and schools. The beach is only a short walk from the property and the local train station offers regular services to Glasgow and surrounding towns. Road links are excellent for commuters and both Glasgow and Prestwick airports are within easy reach. Ardrossan Harbour is close by and provides ferry connections to the Isle of Arran.







# McEwan Fraser Legal

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