77 ARGYLE ROAD, SALTCOATS

Welcome Homes
Property Done Properly







2 Bedroom Traditional Flat

Offers Over £155,000

- Desirable Location
- Walk-In Condition
- Period Features
- Generous Rear Garden
- Close to Town
- Stunning Family Home

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LAUGH WHEN YOU CAN, APOLOGIZE WHEN YOU SHOULD, AND LET GO OF WHAT YOU CAN'T CHANGE. KISS SLOWLY, FORGIVE CRAZILY, PLAY HARD, TAKE CHANCES, LIVE EVERYTHING AND HAVE NO REGRETS. LIFE IS TOO SHORT TO BE ANYTHING BUT HAPPY!
LIFE IS BEAUTIFUL



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Welcome Homes is delighted to present this stunning traditional first floor flat, situated in a desirable location and offering an exceptional blend of period character, stylish interiors and generous outdoor space.

Immaculately presented throughout, this beautiful two bedroom home combines elegant proportions and charming period features with the comforts of modern living. High ceilings, decorative cornicing and a magnificent bay window create a wonderful sense of space, while carefully considered décor gives each room its own distinctive appeal.

The accommodation opens from an entrance porch, with stairs leading to the first floor hallway and a useful storage cupboard.

The lounge is a particularly impressive room, filled with natural light from the large bay window and complemented by an attractive fireplace, where a wood burning stove provides a welcoming focal point and a cosy setting for relaxing evenings.

The spacious dining kitchen is equally appealing, featuring sleek white cabinetry, contrasting worktops and ample room for a dining table and chairs. With an outlook over the rear garden, this inviting room is ideal for everyday meals and entertaining. A separate utility room provides valuable additional space for laundry and household tasks.

Both bedrooms are generous doubles, beautifully decorated and offering plenty of space for bedroom furnishings. The second bedroom is currently arranged as an additional sitting room demonstrating the flexibility of the accommodation.

The modern bathroom is tastefully finished with a white suite, a bath with rainfall shower above together with a vanity basin, WC and complementary tiling.

Outside, the property benefits from a front garden and a generous rear garden. Established trees, shrubs and planted borders surround the lawn, creating a lovely leafy setting. Composite decking provides an attractive space for outdoor seating and summer entertaining, while an outhouse and separate shed offer useful storage for garden equipment and outdoor essentials.

With its beautifully presented interiors and excellent garden space, early viewing is recommended to avoid disappointment.



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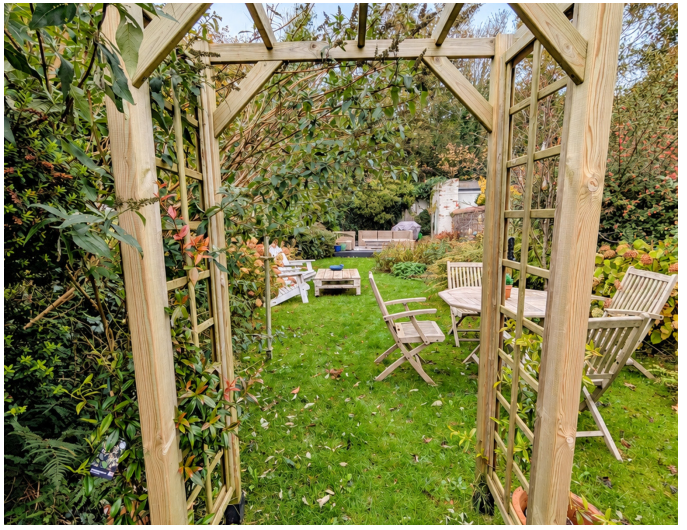
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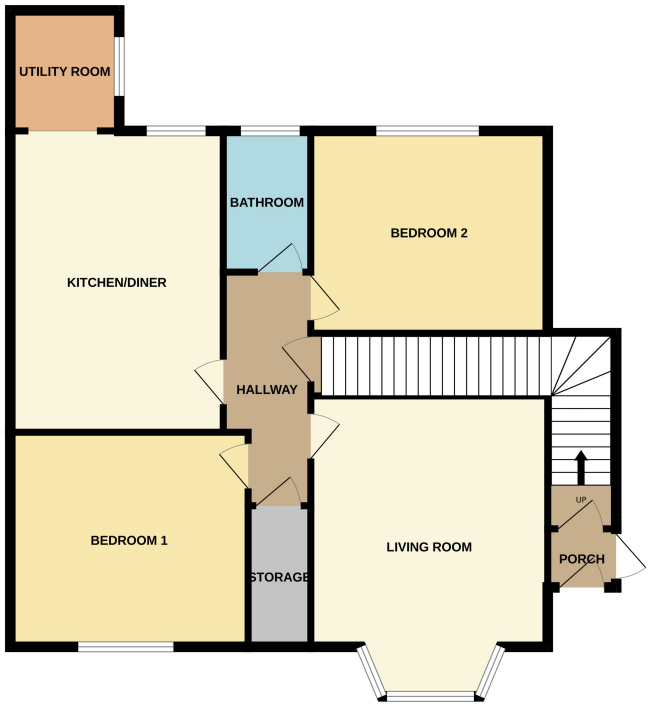
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DIMENSIONS:-

Living Room:	**5.17 x 4.03 m**
Kitchen Diner:	**5.12 x 3.68 m**
Utility Room:	**2.06 x 1.84 m**
Bedroom 1:	**3.87 x 3.66 m**
Bedroom 2	**3.67 x 3.53 m**
Bathroom:	**2.38 x 1.42 m**

COUNCIL TAX BAND C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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