

47 Auchenharvie Road, Saltcoats, North
Ayrshire KA21 5RL



Offers over
£107,500

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Description

Superb opportunity to acquire this **THREE DOUBLE BEDROOM** semi-detached family size villa offered to the open market with immediate entry available. The property boasts a large lounge-diner, modern breakfasting kitchen and shower room, excellent bedroom sizes, a large garden and off-road parking.

Lower Accommodation: To broad entrance hallway with handy storage cupboard off and under stairs recess area. Full length open plan Lounge-Diner with windows to front and rear allowing maximum natural light into the room, ceiling cornice and laminate flooring. Defined dining area suitable for table and chairs and door to kitchen area.

Generously proportioned breakfasting kitchen with white high gloss wall and base mounted units set on opposing sides, four burner gas hob, electric oven, and chimney style extractor hood. Spaces for fridge-freezer, washing machine and other white goods, dishwasher included. Stainless steel sink and drainer with mixer tap and co-ordinated worksurfaces. Space for bistro style table and chairs and door to rear gardens. **Shower room:** located on half landing comprising quadrant shower cubicle with "Mira" electric shower over, Wash hand basin and close couple W.C, full tiling to walls and floor.

Upper accommodation: Principal bedroom, built in wardrobe with double doors, shelved alcove recess and dual aspect window assemblies overlooking side and rear of property. Second front facing double bedroom with handy storage cupboard and third double bedroom with dual window assemblies, built in wardrobe with double doors and alcove recess. All bedrooms have ample floor area for free standing furniture and benefit from light "Oak" colour laminate flooring.

External: Easily maintained front garden area set with stone chips, multi vehicle slabbed driveway. Large sun trap rear gardens with grassed sections and pathway, large timber cabin with lighting and power points ideal for the home worker additional patio and stone chipped areas. **Additional Benefits:** D.G and G.C.H, log cabin, serviced high efficiency boiler.

PLEASE NOTE: We ask any prospective viewers to **carefully read** the home report **paying particular attention to both the mortgage valuation section and the attached Advanced Preservation Timber and Damp inspection prior to organising a viewing.** The property has a home report Valuation of £120,000 EPC: D64: 0031-1012-9208-2415-5204

Floorplan & Room Sizes

Lounge-Diner 5.45m x 3.45m (17'11" x 11'4")

Breakfasting Kitchen 4.95m x 3.35m (16'2" x 11'0")

Shower Room 2.05m x 1.8m (6'8" x 5'11")

Master Bedroom 3.35m x 4.1m (11'0" x 13'6")

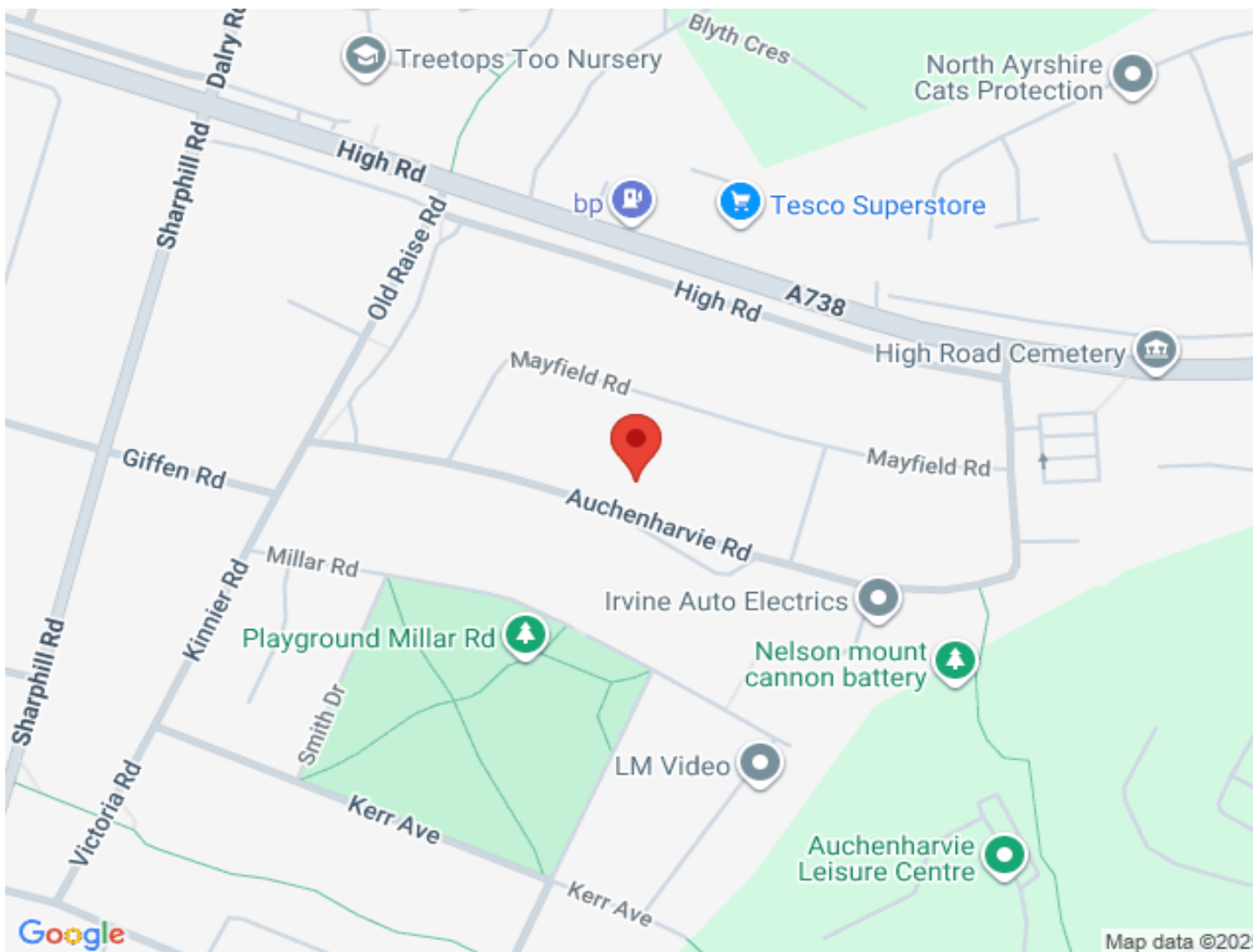
Bedroom 2 4.1m x 2.65m (13'6" x 8'8")

Bedroom 3 4.1m x 2.65m (13'6" x 8'8")









To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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