



10 Sanda Place, Saltcoats KA21 6HE
Offers Over £70,000

Excellent opportunity to acquire this spacious former local authority family home, enjoying a peaceful cul-de-sac setting towards the head of the development. Requiring extensive upgrading and modernisation throughout, the property offers tremendous potential for those looking to create a superb family home to their own specification.

The accommodation is accessed via a welcoming reception hall, which provides access to a generous front-facing lounge, fitted kitchen and a useful box room. The box room also benefits from its own external access to the front garden, presenting an exciting opportunity for future purchasers to reconfigure the ground floor, potentially creating a superb open-plan dining kitchen or additional family living space, subject to the appropriate consents.

On the upper floor, there are three well-proportioned bedrooms, a family bathroom and excellent storage facilities, with deep storage cupboards accessed from the upper landing, the principal bedroom and bedroom three.

Externally, the property enjoys a generous rear garden which, while requiring attention, offers excellent scope for landscaping and creating an attractive outdoor space. The property's quiet location and sizeable accommodation make it an ideal project for buyers seeking a home they can modernise and add value to over time.

Properties offering this level of potential in such a desirable cul-de-sac location are rarely available, and early viewing is recommended to fully appreciate the opportunity on offer.

Located just a short distance from Saltcoats Town Centre, the property is conveniently placed to benefit from the many amenities found locally. These include a wide selection of shops as well as excellent public transport facilities with both bus and rail services. There are also good road links providing easy access to the by-pass and all Ayrshire towns.

DIMENSIONS

Lounge	18'1" x 10'11"
Kitchen	12'9" x 10'9"
Box Room	6'6" x 7'7"
Bedroom 1	12'8" x 9'6"
Bedroom 2	11'0" x 9'5"
Bedroom 3	8'11" x 8'1"
Bathroom	6'6" x 5'6"

COUNCIL TAX

Band A

ENERGY RATING

D

FEATURES

Extensive upgrading required

Three Bedrooms

Excellent potential

Attractively priced

TRAVEL DIRECTIONS

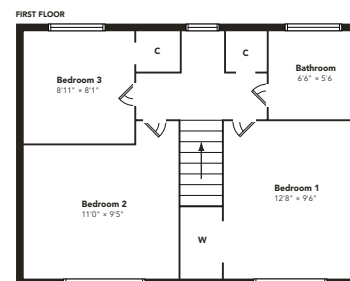
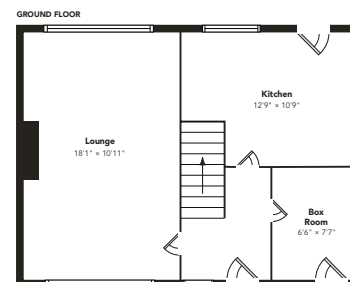
Travelling on Dalry Road from the High Street, turn fourth left into Burns Avenue, left into Islay Crescent at T junction right onto Davaar road then first right into Sanda Place.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by Plusplans



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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