



# Main Door Ground Floor Flat

87 Argyle Road, SALTCOATS, KA21 5NE



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# 87 Argyle Road

This Traditional ground floor flat with its own front and rear door is located close to all local amenities.

The accommodation which is in need of updating, comprises of entrance vestibule, bay fronted lounge, dining room, rear porch with door leading to the rear garden, kitchen, 2 double bedrooms and shower room.

The property also benefits from gas central heating, double glazing and generous storage. The well maintained garden to the front is chipped for easy maintenance with a selection of plants and shrubs and is shared with the upper flat. There is a generous private, enclosed garden to the rear which is laid mainly with lawn and mature shrubs and trees.

Saltcoats and nearby Ardrossan offer a range of local amenities including a superb beach, local shops, supermarkets, restaurants, schools, leisure facilities, bus services and regular rail links to Glasgow and all West Coast towns and thus is well located for travel throughout West Central Scotland. There is also a regular ferry service to the Isle of Arran from Ardrossan Marina and a summer ferry service also provides regular sailings to the Kintyre peninsula.

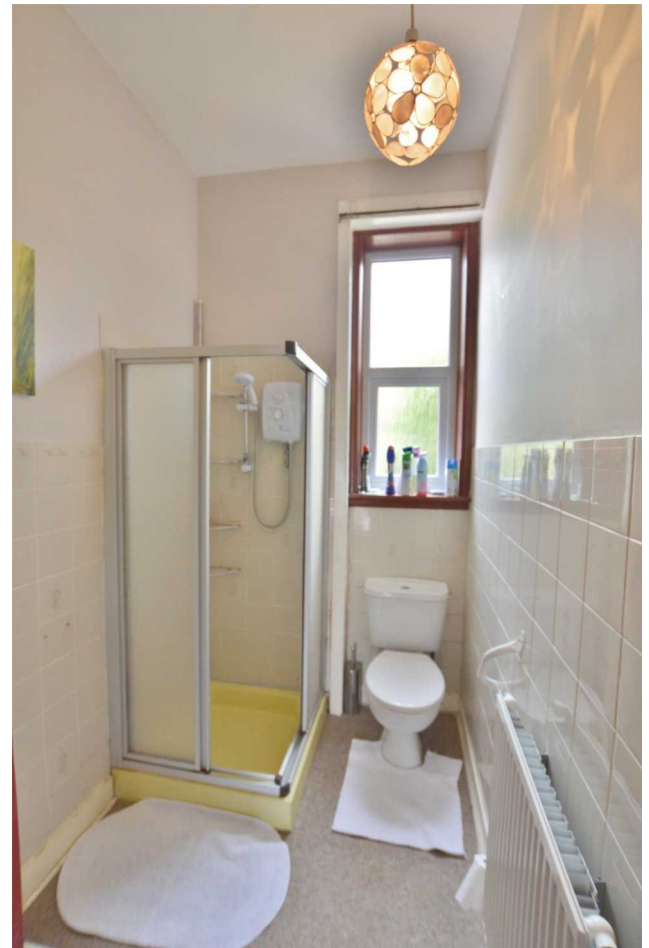
## Measurements

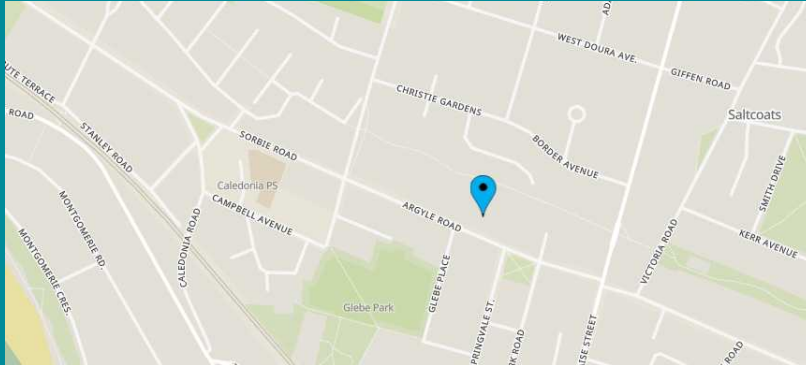
Lounge	17' x 13'
Dining Room	16' x 11'
Kitchen	8' x 5'
Bedroom 1	12' x 10'
Bedroom 2	12' x 11'
Utility Room	6'11 x 5'
Shower Room	8' x 5'

## Extras Included

All carpets/floorcoverings, blinds, curtains, washing machine

\*\*NB Other items are for sale by separate negotiation





## Viewing

Through solicitors on 01294 606700 and fax 01294 464827

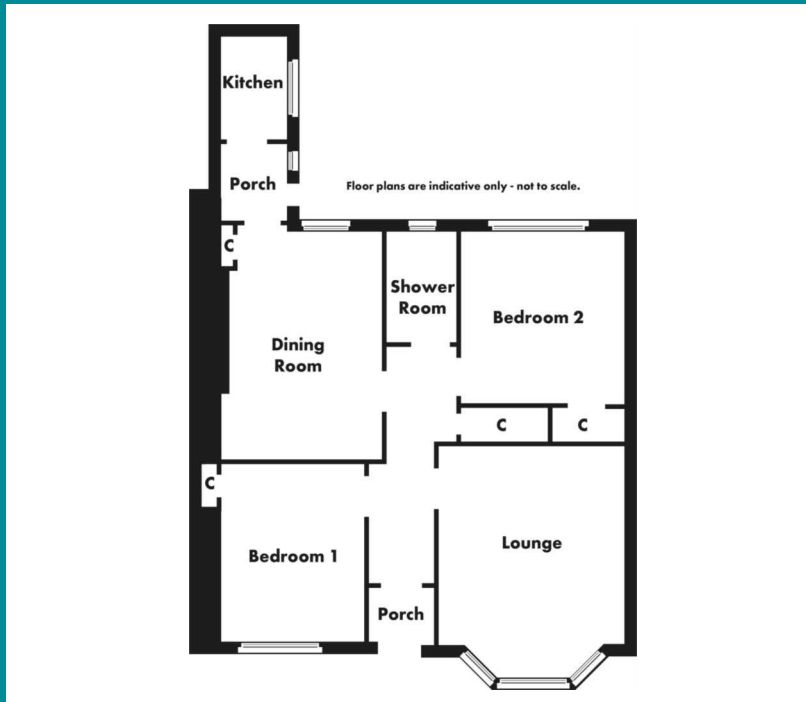
Monday–Friday 5pm–9pm and weekends  
8am–6pm on 0141 340 9871

## E-mail

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## Reference

E408665



## Our Offices

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**83 Main Street, Kilwinning, Ayrshire, KA13 6AN**

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