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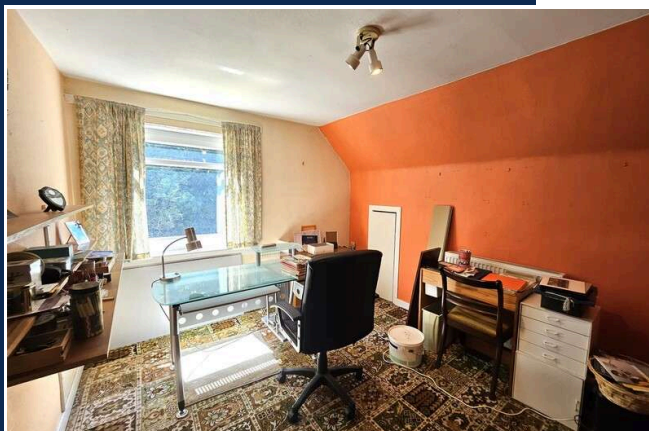
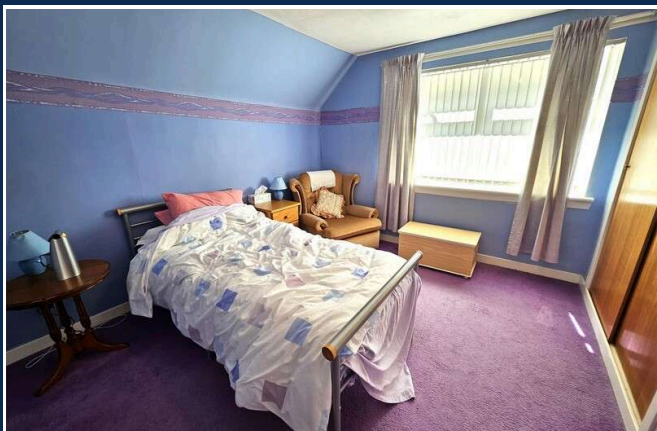
PrimeLocation.com

espc

Detached House  
3 Berchem Place, Saltcoats, KA21 5NX  
Offers Over £210,000







Jas Campbell & Co Ltd are delighted to be marketing this Detached House which is ideally placed in a seldom available quiet location. Although in need of modernisation, this impressive family home offers bright and spacious rooms together with an integral garage and mature front and rear gardens. The property is located in Saltcoats, a popular seaside town on the West Coast of Scotland within close proximity to all local amenities such as supermarkets, local shops, transport including road and railway links, health centre, beach, primary and secondary schools.

Ground Floor Accommodation Comprises: Entrance Vestibule - Reception Hallway with stairway - Lounge housing fireplace together with patio doors overlooking the enclosed rear garden - Dining Room which is entered either via the lounge or the dining kitchen and has a window to the rear - The Dining Kitchen which has windows to the rear and side, is entered either via the hallway or the dining room and has a door to the side which leads to the enclosed gardens. There are wall and floor units together with two large storage cupboards offering more than ample storage. The electric double oven & hob are included in the sale - Utility Room to the front of the property housing sink & drainer, washing machine and fridge.

First Floor Accommodation Comprises: Top Landing with sky light - Bedroom One is a front facing double room with storage within the eaves - Bedroom Two is a rear facing double room with fitted wardrobes together with storage within the eaves - Bedroom Three is also a rear facing double room with fitted wardrobes and storage within the eaves - Bedroom Four is a single room with mirrored fitted wardrobes and a sky light - Family Bathroom Housing a 4 piece avocado suite.

Internal Viewing highly recommended

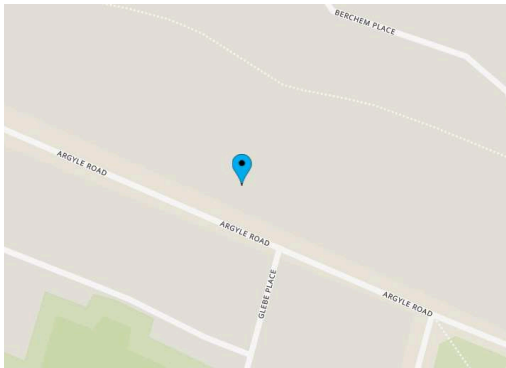
## MEASUREMENTS

Entrance Vestibule	1.93 m x 1.35 m / 6'4" x 4'5"
Reception Hallway	4.93 m x 4.59 m / 16'2" x 15'1"
Lounge	5.81 m x 3.57 m / 19'1" x 11'9"
Dining Room	3.89 m x 3.61 m / 12'9" x 11'10"
Dining Kitchen	4.50 m x 6.48 m / 14'9" x 21'3"
Utility Room	2.00 m x 1.83 m / 6'7" x 6'0"
Shower Room	2.02 m x 2.13 m / 6'8" x 7'0"
Top Landing	4.83 m x 4.21 m / 15'10" x 13'10"
Bedroom 1	4.17 m x 3.26 m / 13'8" x 10'8"
Bedroom 2	3.88 m x 3.05 m / 12'9" x 10'0"
Bedroom 3	3.93 m x 2.99 m / 12'11" x 9'10"
Bedroom 4	2.95 m x 2.60 m / 9'8" x 8'6"
Family Bathroom	3.22 m x 2.01 m / 10'7" x 6'7"

## FEATURES

Four Bedrooms  
 Seldom Available Location  
 Impressive Family Home  
 Double Glazing & Gas Central Heating  
 Mature Enclosed Front & Rear Gardens  
 Driveway and Integral Garage.  
 Modernisation Required  
 Popular Seaside Town

**EPC RATING - C**  
**COUNCIL TAX BAND - E**



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS  
AND INDEPENDENT  
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