



**11 St. Marys Place, Saltcoats, KA21 5NY**

**Detached three-bedroom property positioned well within the coastal town of Saltcoats**

- Livingroom leading off to bright dining room
- Large sunroom
- Kitchen with ample unit space and direct access to private garden
- Ground floor WC
- Master bedroom benefiting from en suite
- Two further bedrooms with built-in storage
- Three-piece bathroom
- Well-kept garden with patio area
- Single garage and driveway



# Location

St. Marys Place is set within a desirable cul-de-sac, close to all amenities Saltcoats has to offer. The property is only a short walk away from the local beach and a handful of scenic walks.

Local amenities include: Supermarkets, retailers, cafes, restaurants, library, leisure facilities, primary and secondary schooling.

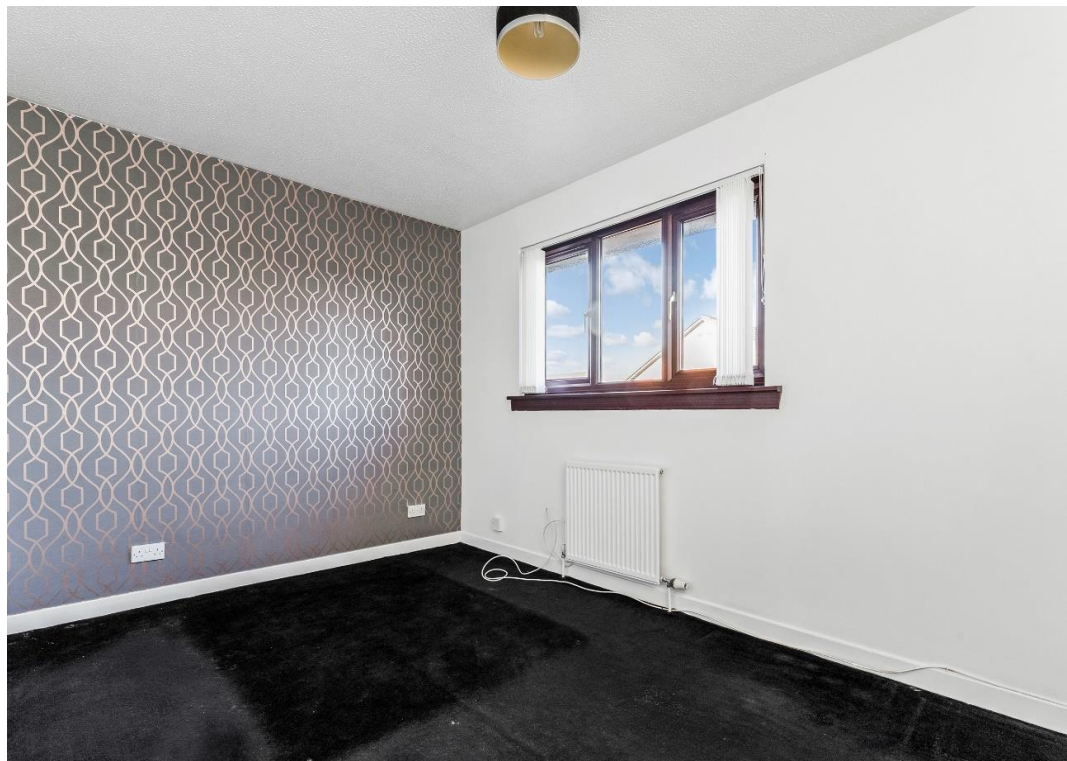
Public transport facilities locally include regular bus services with frequent rail travel from Saltcoats Railway Station. In addition, there are good road links providing easy access to the A77 and M77 Motorway.

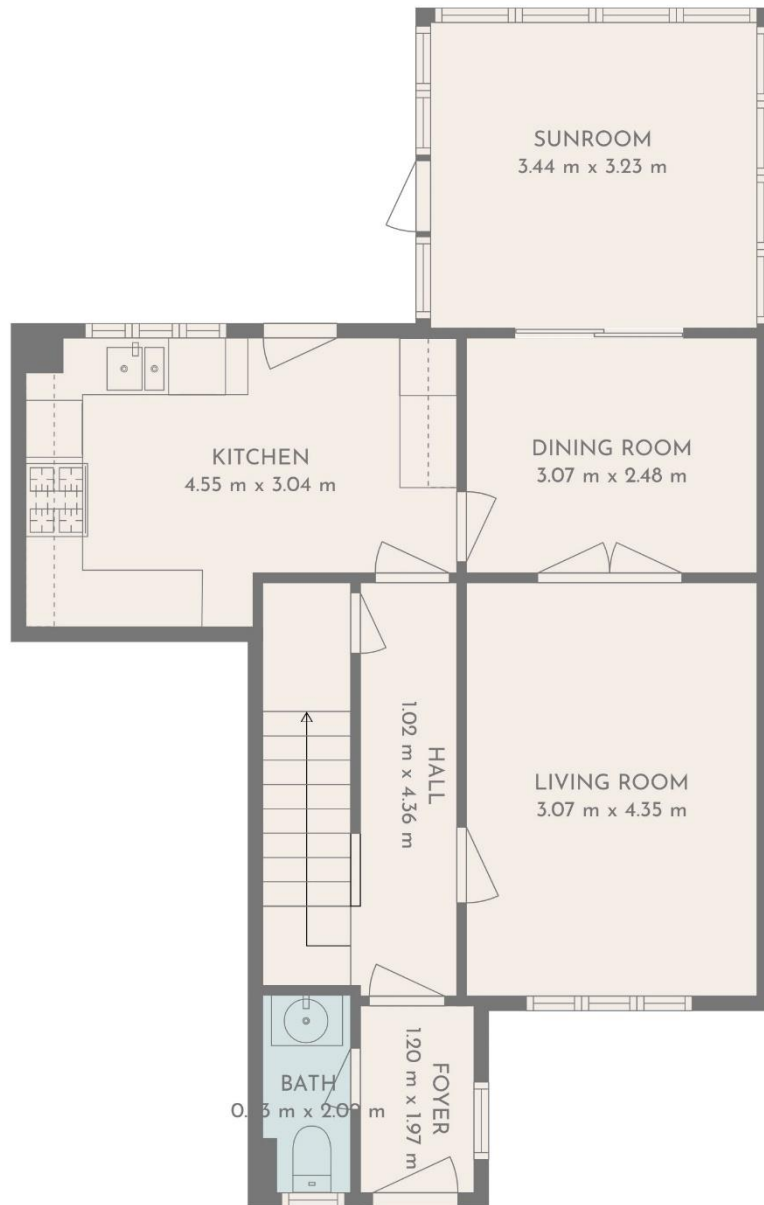
# Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

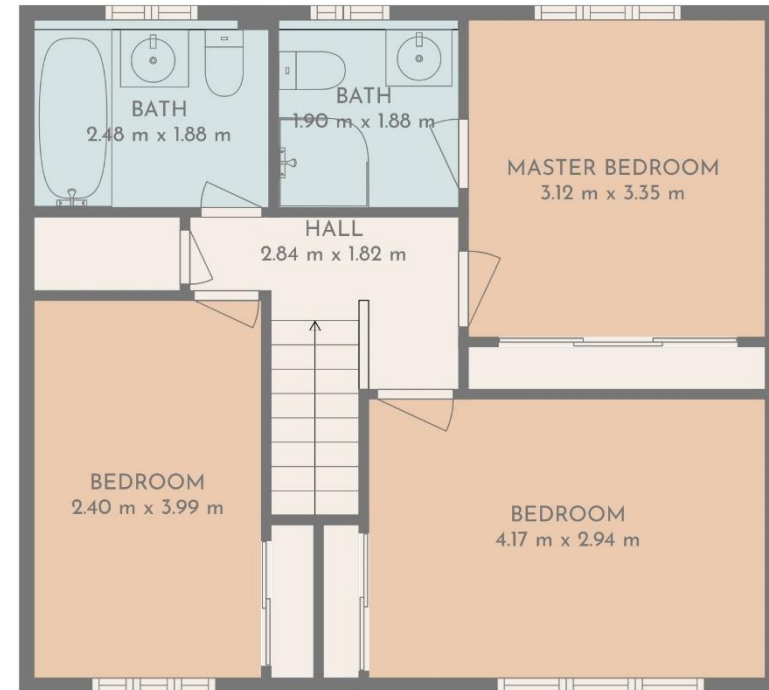








FLOOR 1



FLOOR 2

**TOTAL: 114 m<sup>2</sup>**  
 FLOOR 1: 60 m<sup>2</sup>, FLOOR 2: 54 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

