



2 Caaf Water Place, Saltcoats

In Excess of £230,000

DONALD
ROSS
RESIDENTIAL



2 Caaf Water Place

Saltcoats, Saltcoats

Spacious four-bed detached villa in Saltcoats with lounge, fitted kitchen, utility, family room opening to enclosed garden, master ensuite, family bathroom, garage and driveway—perfect family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached villa style in a sought-after neighbourhood
- Four spacious bedrooms including ensuite master
- Comfortable lounge ideal for family gatherings
- Ground-floor family room with garden access
- Fitted kitchen paired with a utility room
- Modern family bathroom on the upper floor
- Flexible layout suited to both relaxing and entertaining
- Fully enclosed rear garden—private and secure
- Integral garage for secure parking or storage
- Driveway offering additional parking









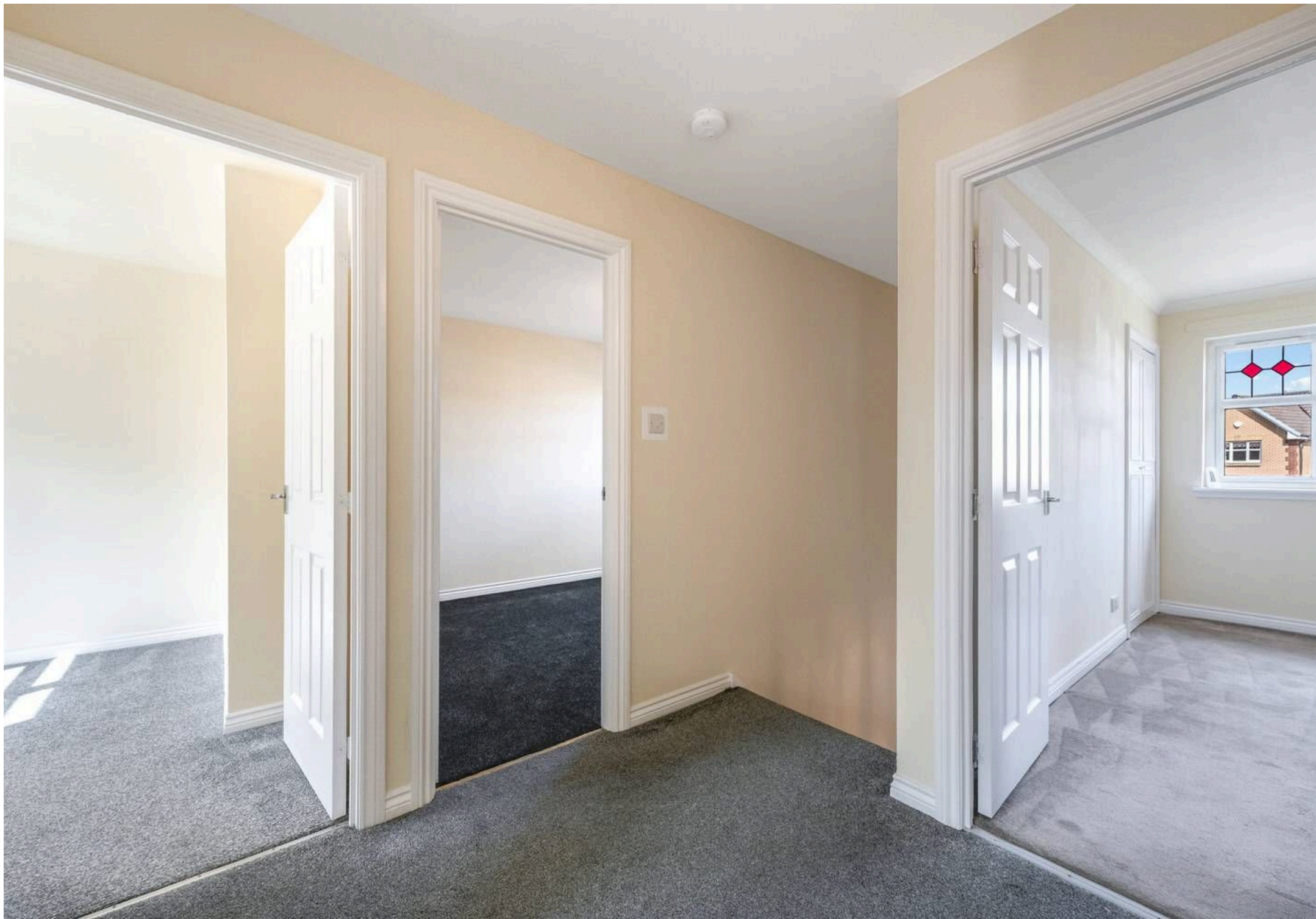


















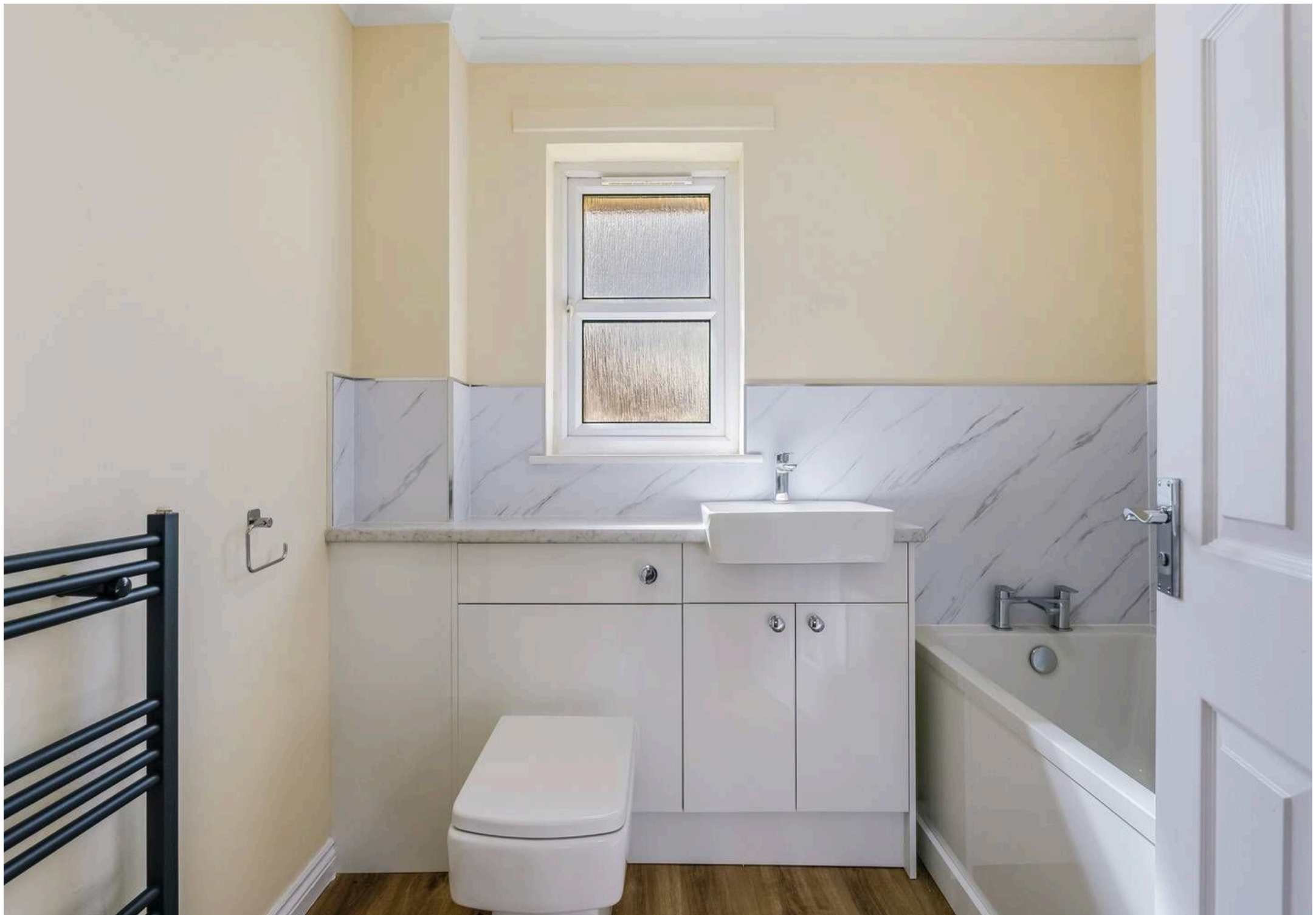




















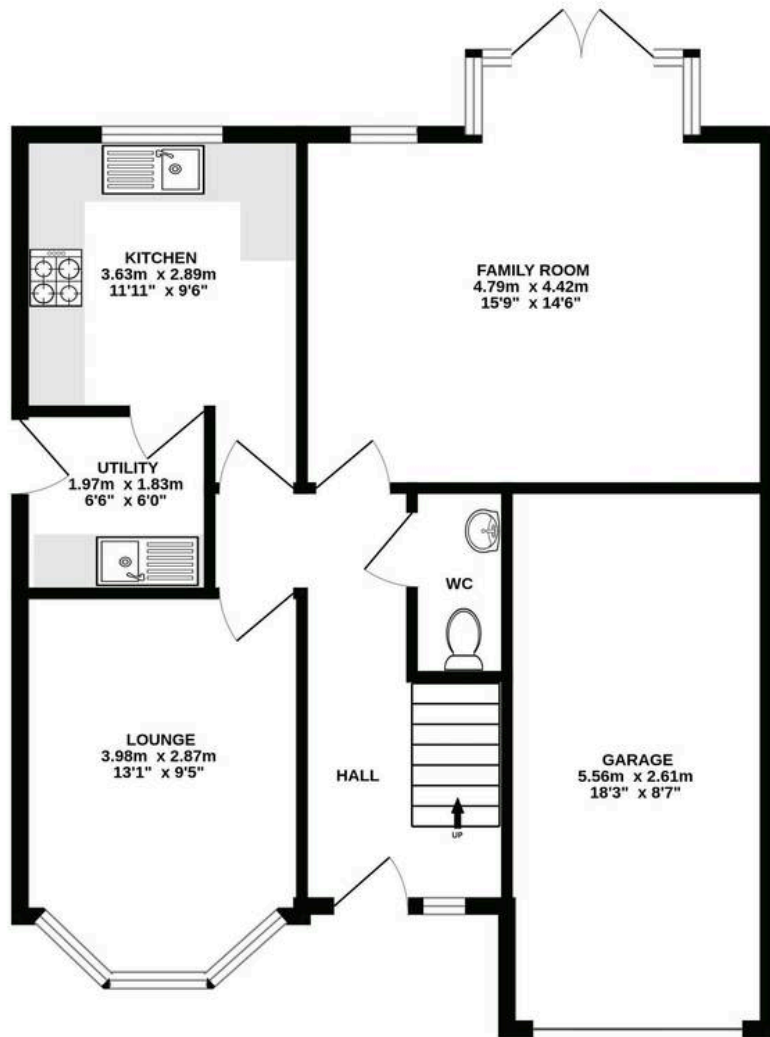
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

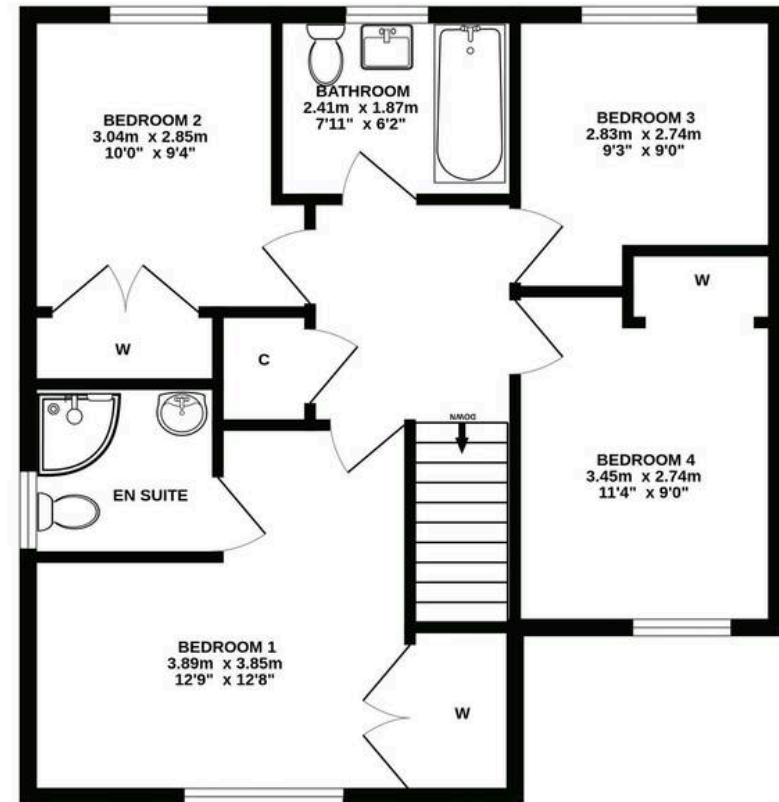
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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