

01294 60 2000

www.jascampbell.co.uk

JAS CAMPBELL & CO LTD
vs
solicitors financial advisers estate agents



First Floor Flat
12c Winton Street, ARDROSSAN, KA22 8JF
Offers IRO £42,500



rightmove

nTheMarket

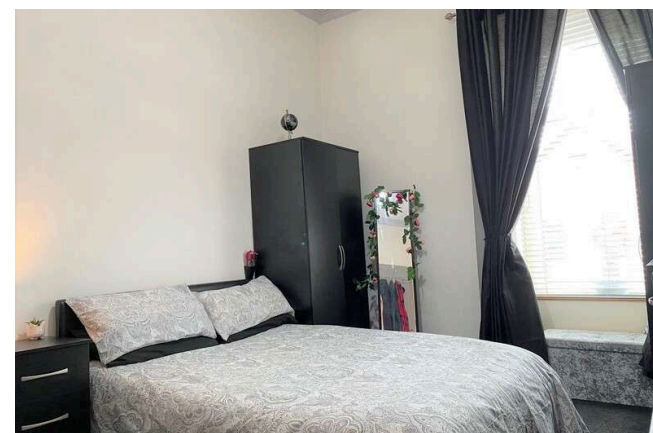
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd present this traditional two bedroomed first floor flat to the market. This spacious property which is located in a popular seaside town would be an ideal purchase for first time buyers as well as being an excellent investment property. The tastefully decorated flat boasts having classic vintage features including high ceilings, ornate cornicing and ceiling rose and would make an ideal home for clients of all ages. Ardrossan and nearby Saltcoats town offer a range of local important amenities including beaches, local shops, supermarkets including Asda which is within walking distance, restaurants, schools, train stations and bus services. There is also a regular Caledonian MacBrayne ferry service to the beautiful Isle of Arran from Ardrossan Marina.

Accommodation Comprises: Entrance Vestibule. L Shaped Hallway offering access to all apartments. Bright and spacious lounge overlooking the front of the property housing a fireplace together with ornate cornicing and ceiling rose. Kitchen overlooking the rear garden housing wall and floor units. Bathroom housing a 3 piece bathroom suite. Bedroom One is located at the rear. Bedroom Two is located at the front. The bedrooms are both double rooms and are tastefully decorated.

There is a shared garden to the rear of the property with a drying green together with a private section of garden belonging to this flat. Gas Central Heating, Double Glazing, Secure Door Entry System.

Internal Viewing Highly Recommended

MEASUREMENTS

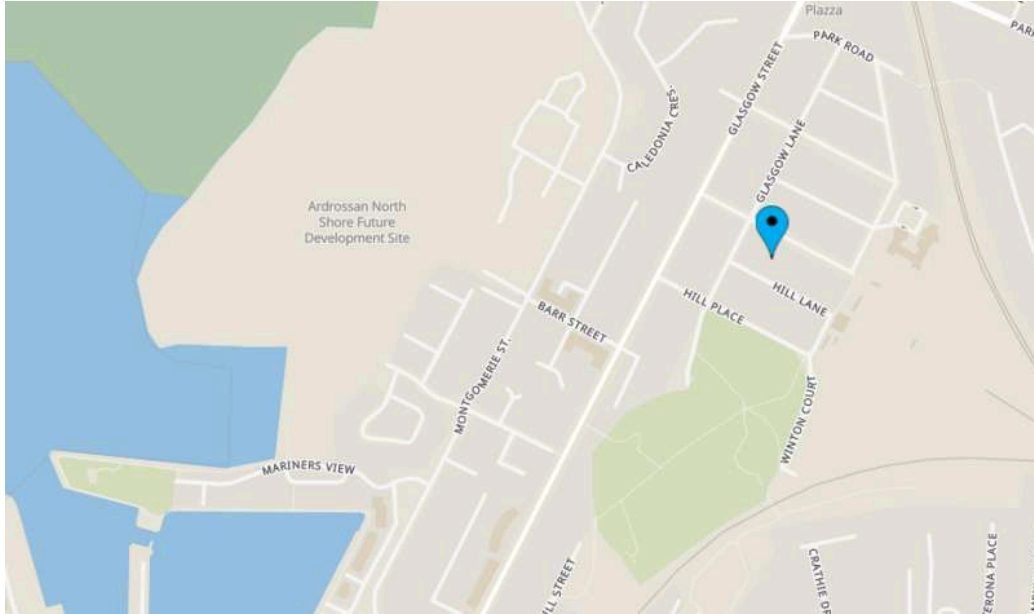
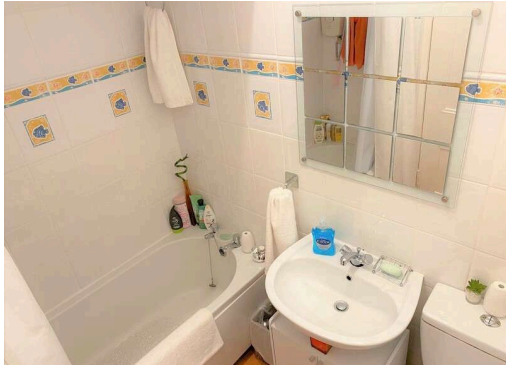
Entrance Vestibule	1.88 m x 1.15 m / 6'2" x 3'9"
L Shaped Hallway	4.64 m x 1.18 m / 15'3" x 3'10"
Kitchen	3.00 m x 2.85 m / 9'10" x 9'4"
Lounge	4.17 m x 3.88 m / 13'8" x 12'9"
Bedroom 1	4.20 m x 3.51 m / 13'9" x 11'6"
Bedroom 2	4.17 m x 3.05 m / 13'8" x 10'0"
Bathroom	2.11 m x 1.49 m / 6'11" x 4'11"

FEATURES

Traditional First Floor Flat
 Two Double Bedrooms
 Ideal First Time Buy
 Ideal Bolthole Property for people commuting or living on the Isle of Arran
 Classic Vintage Features
 Tastefully Decorated
 Gas Central Heating
 Double Glazing
 Communal Gardens To The Rear
 Secure Entry System

EPC RATING - D

COUNCIL TAX BAND - A



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan 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
FINANCIAL ADVISERS

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