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Detached House  
91 Ardrossan Road, West Kilbride, KA23 9NF  
Offers Over £300,000







Jas Campbell & Co Ltd are delighted to be marketing this exceptional Detached House occupying a much sought after address. The bright and spacious family home offers two ground floor bedrooms as well as a further two on the first floor. The Ayrshire coastal village of West Kilbride boasts scenic views over Firth Of Clyde towards the Isle Of Arran and offers a variety of local amenities including boutique craft shops, primary school, train station with direct trains to Glasgow and Largs, golf course, beach and the popular Seamill Hydro providing restaurants and leisure facilities. Within a few miles is Largs Marina which caters for the sailing enthusiasts and the links of West Kilbride Golf Club is close to hand as are the sandy beaches along this section of the coastline.

Ground Floor Accommodation Comprises: There is a large beautifully landscaped garden to the front of this family home leading the Entrance Vestibule - The Reception Hallway offers access to all ground and first floor apartments - From the hallway is a WC/cloak room with a two piece suite - Bedroom One is side facing and has a fitted wardrobe - Bedroom Two is rear facing with a fitted wardrobe - To the left of the hallway is the Lounge overlooking the front of the house and features an original fireplace - The Dining Room flows on from the lounge with a window overlooking the rear garden - The Kitchen is rear facing with all white goods included in the sale - From the Kitchen is the Conservatory which offers further family accommodation whilst enjoying the beautiful garden views.

First Floor Accommodation Comprises: Mid & Top Landings offering access to the family bathroom and two double bedrooms. Bedroom Three is side facing with fitted wardrobes - Bedroom Four is to the other side and storage cupboards - The Family Shower Room is located in the middle of the two bedrooms and comprises of a three piece bathroom suite with separate shower cubicle.

## MEASUREMENTS

Entrance Vestibule	1.42 m x 1.13 m / 4'8" x 3'8"
Reception Hallway	2.41 m x 1.87 m / 7'11" x 6'2"
Bedroom 1	3.10 m x 3.03 m / 10'2" x 9'11"
Bedroom 2	3.21 m x 3.02 m / 10'6" x 9'11"
WC	1.00 m x 1.25 m / 3'3" x 4'1"
Lounge	3.64 m x 5.73 m / 11'11" x 18'10"
Dining Room	3.99 m x 3.02 m / 13'1" x 9'11"
Kitchen	3.23 m x 2.60 m / 10'7" x 8'6"
Conservatory	2.87 m x 4.28 m / 9'5" x 14'1"
Top Landing	2.00 m x 2.25 m / 6'7" x 7'5"
Bedroom 3	4.04 m x 3.95 m / 13'3" x 13'0"
Family Shower Room	1.91 m x 2.56 m / 6'3" x 8'5"
Bedroom 4	4.74 m x 4.20 m / 15'7" x 13'9"

## FEATURES

- Four Double Bedrooms
- Spacious Apartments
- Seaside Locale
- Gas Central Heating
- Double Glazing
- Extensive front and rear gardens
- Private Parking
- Garage entered at the rear
- Family Home

**EPC RATING - E**

**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.



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