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JAS CAMPBELL & CO LTD  
— ws —  
solicitors notaries estate agents



Semi-Detached Bungalow  
54 Hawkhill Drive, Stevenston, KA20 3DF  
Offers IRO £150,000



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espc







Jas Campbell & Co Ltd are pleased to be marketing this bright and spacious semi detached bungalow which is situated in a much sought after locale. This well presented property would make a perfect retirement home given it's ground floor accommodation and accessibility to Morrisons Super Store and bus stops for easy commuting. Stevenston offers access to beautiful sandy beaches and the train station together with doctor and dental surgeries, library, community hubs and shops.

Accommodation Comprises: Entrance Vestibule entered via the side of the house - Reception Hallway hosting a hatch to the floored loft together with mirrored cupboard for more than ample storage - Shower Room housing a two piece suite together with a separate shower cubicle - Lounge overlooking the front of the house with a fireplace and electric fireplace - Bedroom One is front facing and boasts having mirrored fitted wardrobes - Bedroom Two is rear facing benefiting from having fitted wardrobes together with a fitted mirrored wardrobe for more than ample storage - Kitchen hosting wall and floor units together with a storage cupboard housing the boiler. There is a window to the rear together with a door leading to the conservatory. The washing machine, fridge freezer and gas cooker are included in the sale - The Conservatory has blinds throughout and leads to the paved rear garden offering access the the garage.

Internal Viewing Highly Recommended

## MEASUREMENTS

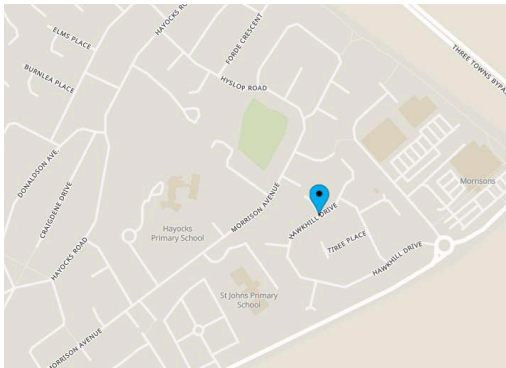
Entrance Vestibule	1.08 m x 0.97 m / 3'7" x 3'2"
L Shaped Entrance Hallway	3.12 m x 2.89 m / 10'3" x 9'6"
Shower Room	2.55 m x 1.65 m / 8'4" x 5'5"
Lounge	5.40 m x 3.66 m / 17'9" x 12'0"
Bedroom 1	3.61 m x 2.99 m / 11'10" x 9'10"
Bedroom 2	4.24 m x 2.52 m / 13'11" x 8'3"
Kitchen	3.70 m x 3.54 m / 12'2" x 11'7"
Conservatory	2.99 m x 2.93 m / 9'10" x 9'7"

## FEATURES

Bright and Spacious  
 Two Bedrooms  
 Semi-detached Bungalow  
 Sought After Locale  
 Perfect Retirement Home  
 Close to Local Amenities and Transport  
 Conservatory  
 Double Glazing  
 Gas Central Heating  
 Driveway & Brick Garage  
 Private Easy Maintained Gardens

**EPC RATING - C**

**COUNCIL TAX BAND - D**



### 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  
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