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



Ground Floor Flat  
107 Barrie Terrace, Ardrossan, KA22 8AZ  
FIXED PRICE £43,000



rightmove

nTheMarket

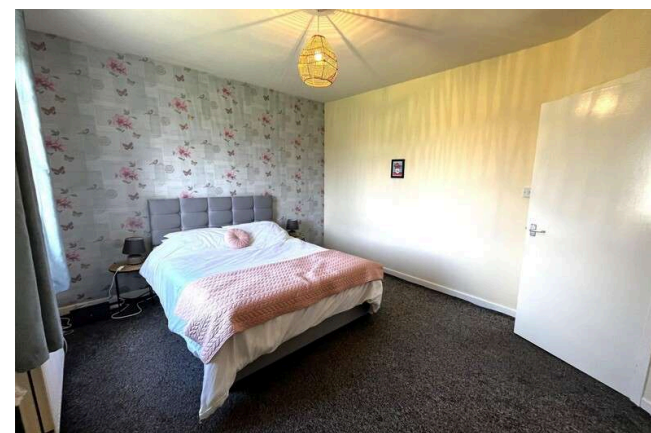
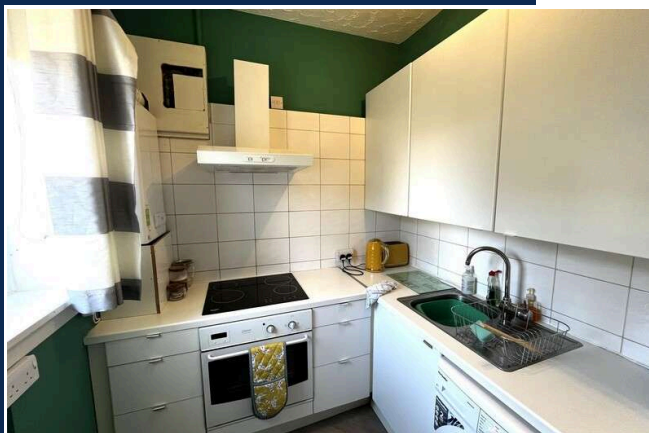
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are happy to be marketing this ground floor flat located in a picturesque coastal town. Ardrossan is located on the West Coast of North Ayrshire and offers breath-taking seaside and rural views together with providing access to the Isle of Arran which is a popular holiday destination. There is a private front garden and the rear garden is extensive and receives sunlight until late on a summer evening.

This property would be suitable for first time buyers as well as an investment or a buy to let. It is only a short walk away from the railway station for easy commuting, all local amenities including shops and restaurants as well as and schools at both primary and secondary levels.

Accommodation Comprises: Entrance Hallway with a large storage cupboard - Generous sized Double Bedroom with a window to the rear of the property and storage cupboard - The Lounge is neutrally decorated with laminate flooring together with a front facing window overlooking a small front garden - The Kitchen is entered via the Lounge featuring floor and wall units providing ample storage. The electric cooker and hob, fridge freezer and washing machine are included in the sale - Bathroom benefiting from a 3 piece bathroom with overhead shower.

Internal Viewing Highly Recommended

## MEASUREMENTS

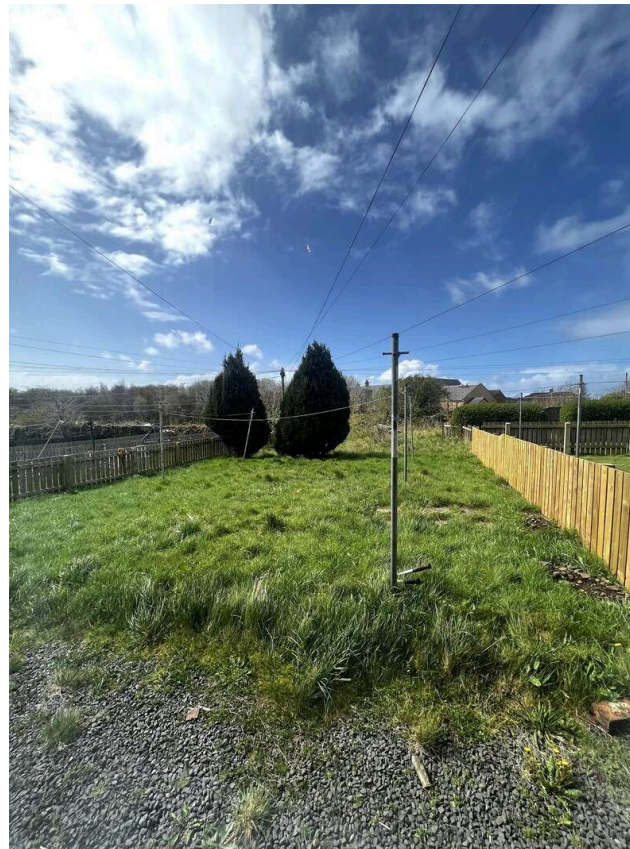
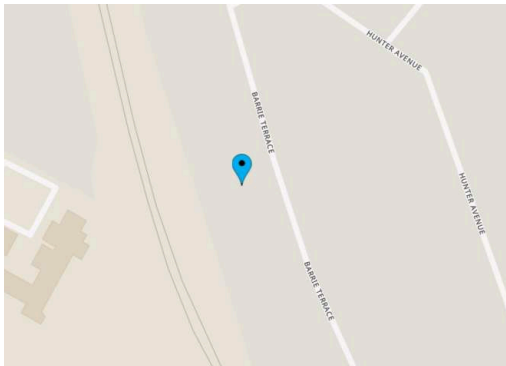
Entrance Hallway	3.16 m x 2.53 m / 10'4" x 8'4"
Bedroom	4.17 m x 3.45 m / 13'8" x 11'4"
Lounge	4.67 m x 3.87 m / 15'4" x 12'8"
Kitchen	2.38 m x 2.05 m / 7'10" x 6'9"
Bathroom	1.83 m x 1.47 m / 6'0" x 4'10"

## FEATURES

- Gas Central Heating
- Ideal Investment
- Double Glazing
- Ample Storage Throughout
- Seaside Location
- Neutral Decor
- Close to town for local amenities
- Walking distance to train station

**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, 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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