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



Ground Floor Flat
27 Kilmeny Court, Ardrossan
Offers Over £100,000



rightmove

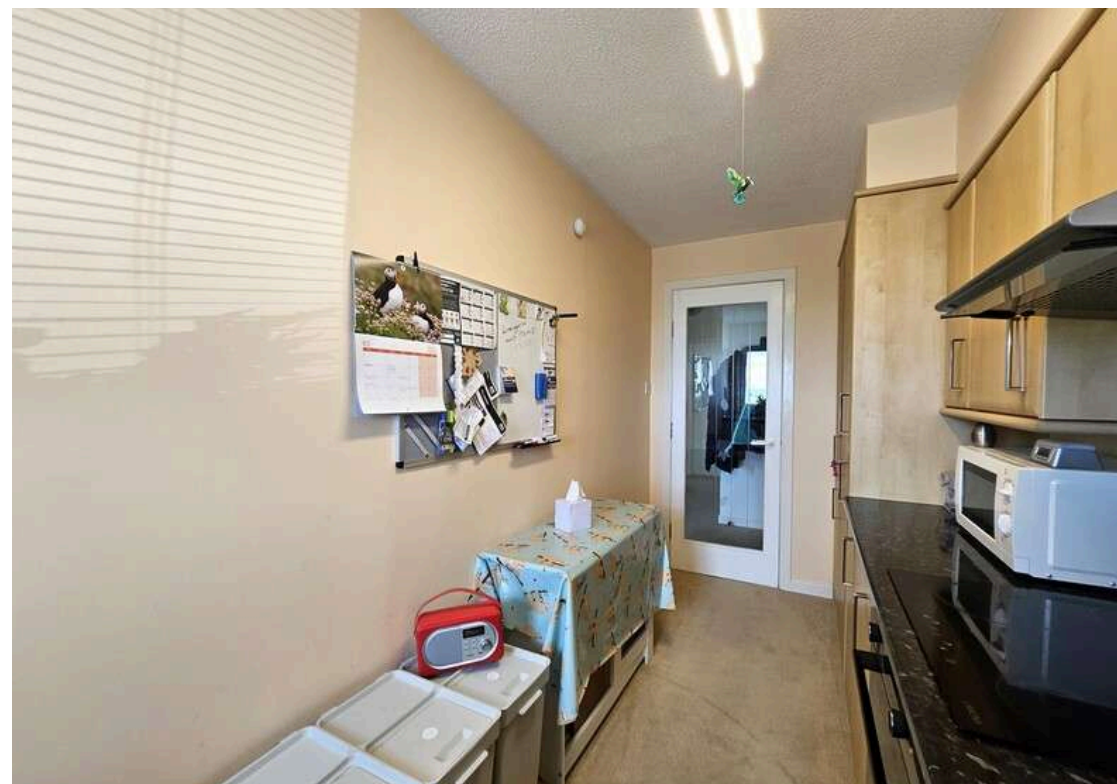
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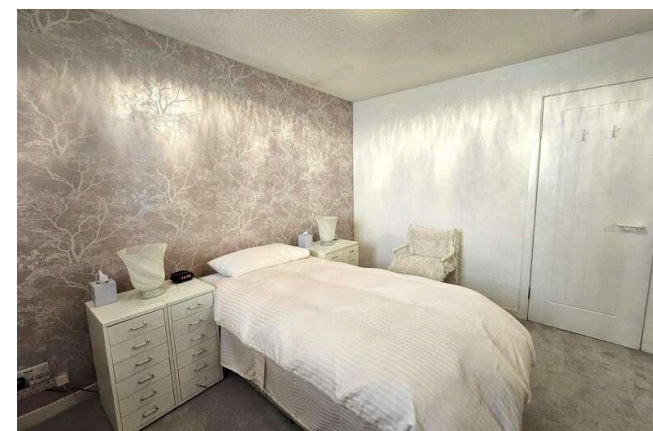
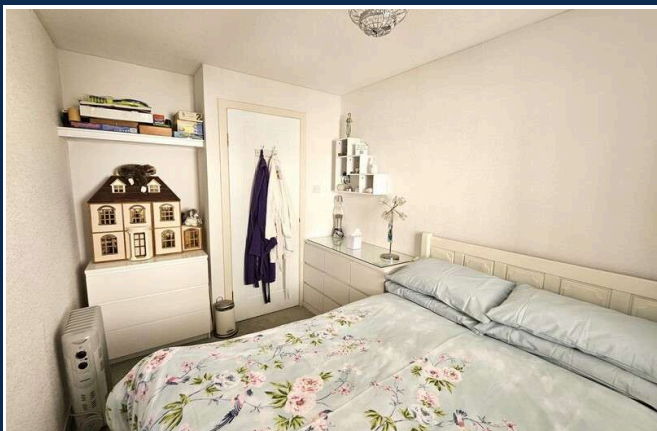
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are proud to be marketing this two bedroom ground floor flat occupying a prime seafront locale which offers beautiful sea views. This tastefully decorated flat is entered via a secure door entry system and includes a private parking space. The property would be a suitable retirement property as well as for those wishing to downsize. There is Double Glazing and Electric Heating.

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 are three railway stations in the town making it very convenient for commuting to Largs, Glasgow and Ayr. All local amenities including shops, cafes, restaurants, doctor and dental surgeries etc are within easy reach.

Accommodation Comprises: Hallway housing two cupboards for more than ample storage - Fitted Kitchen with front facing window offering sea views. There is an integrated fridge freezer and washing machine together with an electric oven and hob - The spacious Lounge offers front facing windows enjoying stunning sea views - Bedroom One is to the side of the property and features fitted wardrobe - Bedroom Two is also to the side of the property with fitted wardrobe - The Wet Room is to the rear and includes a two piece suite with vanity unit and shower cubicle housing an electric shower.

Internal Viewing Recommended.

MEASUREMENTS

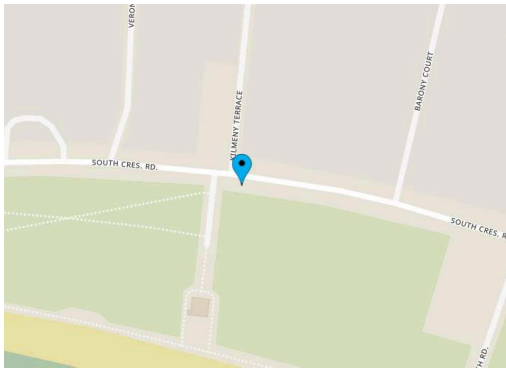
Hallway	3.68 m x 2.49 m / 12'1" x 8'2"
Kitchen	4.54 m x 1.78 m / 14'11" x 5'10"
Lounge	4.20 m x 4.22 m / 13'9" x 13'10"
Bedroom 1	3.76 m x 3.00 m / 12'4" x 9'10"
Bedroom 2	3.35 m x 2.41 m / 11'0" x 7'11"
Wet Room	2.21 m x 1.86 m / 7'3" x 6'1"

FEATURES

Ground Floor Flat
 Two Bedrooms
 Sea Front Location
 Private Parking Space
 Double Glazing
 Close to Local Amenities and Transport Links
 Beautiful Sea Views
 Tastefully Decorated
 Secure Door Entry System

EPC RATING - F

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
AND INDEPENDENT
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