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



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First Floor Flat
Flat 4 Portland Stables, 6 Portland Brae, Hurlford, KA1 5AL
Offers Over £95,000







Jas Campbell & Co Ltd are delighted to be marketing this stunning first floor flat which offers beautiful countryside views. The property is well presented throughout and offers quirky original features together with having more than ample storage throughout. This property boasts from having a private paved garden to enjoy the sunshine together with its own parking space. Hurlford has a range of local amenities. The neighboring town of Kilmarnock has a more comprehensive range of amenities including transport links to Glasgow and beyond, a range of restaurants and bars, further shops and leisure facilities.

Accommodation Comprises: Entrance Vestibule with under stair storage - Mid Landing with a window offering beautiful rural views. There is a large walk in storage cupboard housing the boiler - Impressive Open Plan Lounge/ Kitchen with a window offering breathtaking views - The Kitchen hosts wall and floor units for more than ample storage. There is a fridge, electric oven & hob included in the sale - Bedroom One is a double room with a window - Bedroom Two is also a double room with a window - The Bathroom includes a three piece suite together with a separate shower cubicle housing a Mira shower.

Internal Viewing Highly Recommended

MEASUREMENTS

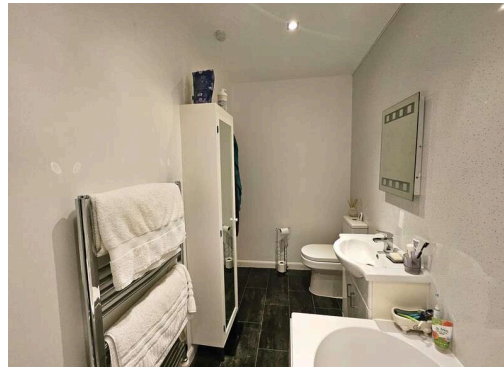
Entrance Vestibule	3.60 m x 0.53 m / 11'10" x 1'9"
Mid Landing	2.65 m x 2.05 m / 8'8" x 6'9"
Open Plan Lounge/Kitchen	7.45 m x 7.08 m / 24'5" x 23'3"
Bedroom 1	4.15 m x 3.50 m / 13'7" x 11'6"
Bedroom 2	2.52 m x 3.01 m / 8'3" x 9'11"
Bathroom	4.06 m x 1.47 m / 13'4" x 4'10"

FEATURES

First Floor Flat
 Two Bedrooms
 Beautiful Countryside Views
 Walk In Condition
 Quirky Original Features
 More Than Ample Storage Throughout
 Private Paved Garden
 Private Parking Space
 Gas Central Heating
 Double Glazing
 Conveniently Place For A Range Of Amenities Including Transport

EPC RATING - C

COUNCIL TAX BAND - C



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
FINANCIAL ADVICE

Ref:
E479615



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