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



Detached House
4 Portencross Road, West Kilbride, KA23 9ES
Offers IRO £320,000



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Jas Campbell & Co Ltd are delighted to be marketing this bright and spacious Detached House which occupies a much sought after address in this popular seaside village. This lovely family home offers a versatile layout and is complemented by having extensive beautifully landscaped front and rear gardens together with a large mono-blocked driveway leading to the integral garage.

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: Entrance Vestibule - Reception Hallway boasting an under stair storage cupboard - Bedroom Two is a double front facing room with fitted wardrobes - Dining Room or Bedroom Three is a generously sized bright room which is front facing - Dining Lounge with patio doors leading to the Conservatory - Rear facing Kitchen housing wall and floor units offering more than ample storage. All white goods included in the sale - From the Kitchen is Rear Porch/ Utility room with access to the beautifully landscaped rear garden - The Family Shower Room comprises of a modern two piece bathroom suite with separate shower cubicle.

First Floor Accommodation Comprises: Top Landing offering immense storage - Master Bedroom One is side facing and boasts having fitted wardrobes - Bedroom Two has a walk in storage cupboard together with a large sky light offering stunning countryside views.

Early Viewing Essential

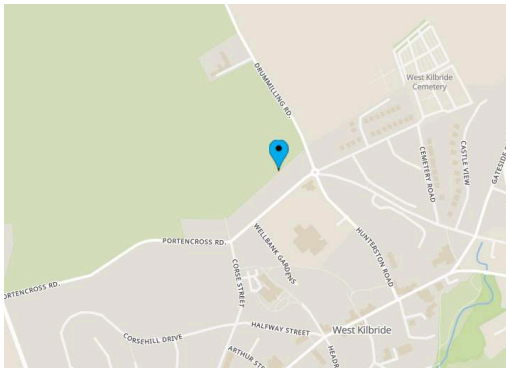
MEASUREMENTS

Entrance Vestibule	1.77 m x 1.00 m / 5'10" x 3'3"
Reception Hallway	5.09 m x 3.92 m / 16'8" x 12'10"
Ground Floor Bedroom 2	3.96 m x 3.85 m / 13'0" x 12'8"
Dining Room/Bedroom 3	4.28 m x 3.41 m / 14'1" x 11'2"
Dining Lounge	7.56 m x 4.39 m / 24'10" x 14'5"
Conservatory	3.93 m x 2.21 m / 12'11" x 7'3"
Kitchen	3.20 m x 3.13 m / 10'6" x 10'3"
Utility Room	2.24 m x 2.21 m / 7'4" x 7'3"
Shower Room	2.33 m x 2.24 m / 7'8" x 7'4"
Top Landing	2.36 m x 2.46 m / 7'9" x 8'1"
Master Bedroom 1	5.38 m x 3.95 m / 17'8" x 13'0"
Bedroom 4	5.48 m x 3.35 m / 18'0" x 11'0"

FEATURES

Three/Four Bedrooms
 Conservatory
 Versatile layout
 Extensive beautifully landscaped front and rear gardens
 Large mono-blocked driveway
 Integral Garage
 More Than Ample Storage
 Double Glazing & Gas Central Heating
 Security Alarm

EPC RATING - D
COUNCIL TAX BAND - F



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan 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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