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



Traditional Ground Floor Flat
1 Robertson Crescent, Saltcoats, KA21 5JD
Offers Over £30,000



rightmove

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PrimeLocation.com

espc





Jas Campbell & Co Ltd are delighted to be offering an excellent investment opportunity. This ground floor flat which forms part of a traditional sandstone building requires an extensive amount of renovation however offers excellent potential for a property developer or for a buy to let.

This property is conveniently positioned on the main bus route with the train station and beach within a short walking distance. All local amenities including supermarkets, shops, cafes, medical and dental services are all within easy reach.

Accommodation Comprises: Entrance Vestibule - Hallway - Lounge with rear facing window - Kitchen housing wall and floor units for more than ample storage with doorway to a Sun Room with patio doors into the rear garden. Bedroom One is front facing with a double cupboard for storage - Shower Room with a 2 piece suite and Shower Cubicle - Bedroom Two is rear facing.

Internal Viewing Recommended.



MEASUREMENTS

Entrance Vestibule	1.49 m x 1.15 m / 4'11" x 3'9"
Hall	4.18 m x 1.14 m / 13'9" x 3'9"
Lounge	3.55 m x 4.68 m / 11'8" x 15'4"
Kitchen	3.88 m x 2.02 m / 12'9" x 6'8"
Sun Room	2.24 m x 1.50 m / 7'4" x 4'11"
Bedroom 1	3.65 m x 3.26 m / 12'0" x 10'8"
Shower Room	3.62 m x 1.65 m / 11'11" x 5'5"
Bedroom 2	3.26 m x 2.56 m / 10'8" x 8'5"

FEATURES

Ground Floor
2 Bedrooms
Seaside Locale
Close to local amenities
Close to Public Transport Links
Ideal Renovation Project
Outside Garden Area
Gas Central Heating

EPC Rating - C

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, 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.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

JAS CAMPBELL & CO LTD
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Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street, Ardrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodick Isle of Arran KA27 8AJ
Telephone 01770 302 027

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