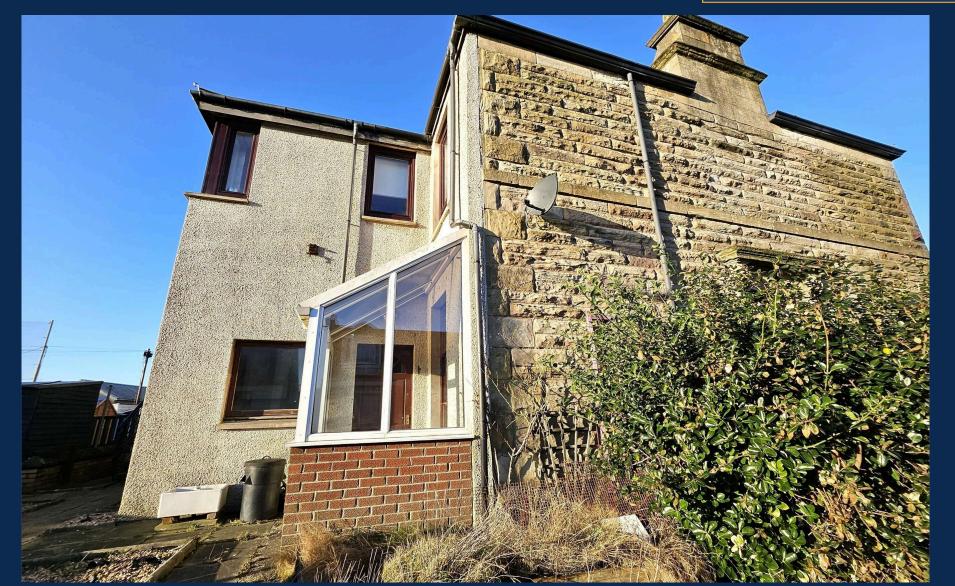
## 01294 60 2000 www.jascampbell.co.uk

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





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









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		FEATURES
Entrance Vestibule Hall Lounge Kitchen Sun Room Bedroom 1 Shower Room Bedroom 2	1.49 m x 1.15 m / 4'11" x 3'9" 4.18 m x 1.14 m / 13'9" x 3'9" 3.55 m x 4.68 m / 11'8" x 15'4" 3.88 m x 2.02 m / 12'9" x 6'8" 2.24 m x 1.50 m / 7'4" x 4'11" 3.65 m x 3.26 m / 12'0" x 10'8" 3.62 m x 1.65 m / 11'11" x 5'5" 3.26 m x 2.56 m / 10'8" x 8'5"	Ground Floor 2 Bedrooms Seaside Locale Close to local amenities Close to Public Transport Links Ideal Renovation Project Outside Garden Area

**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.

INVESTOR IN PEOPLE



Ref:

E487864

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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