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



First Floor Flat
40 Wellpark Road, Saltcoats, KA21 5LJ
Offers Over £75,000



rightmove

nTheMarket

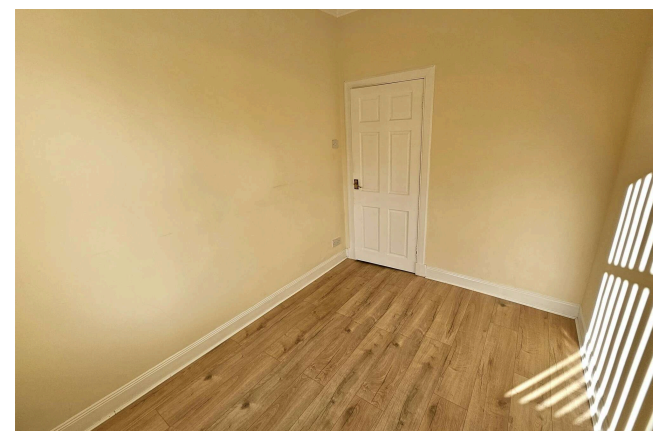
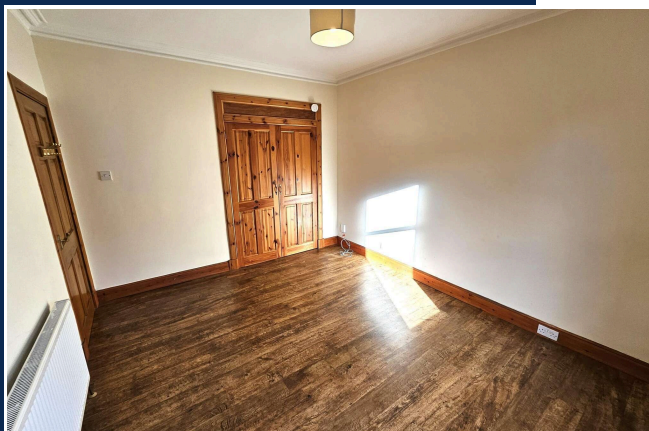
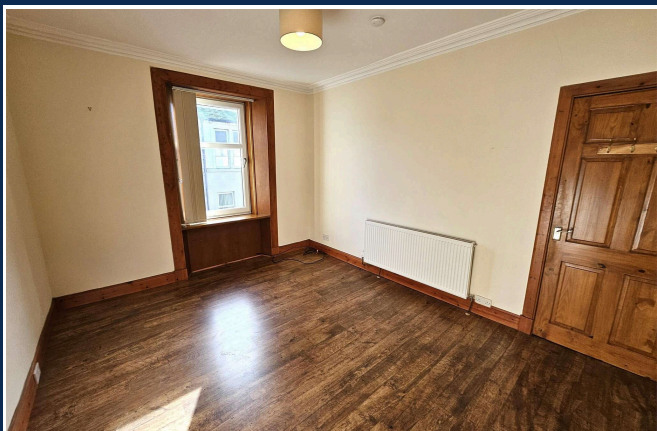
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this main door first floor flat which is presented in walk in condition. This vacant property which is ideally located in a beautiful seaside town, would be an ideal purchase a variety of buyers, in particular first time buyers and investors. There are private easily maintained side and rear gardens which are fenced and gated suitable for pet owners. The flat is conveniently placed for a short walking distance to the train station & bus stops for easy commuting, the town centre for all local amenities such as supermarkets, health center, dentist and local shops together with the beautiful sandy beach.

Accommodation Comprises: The property is entered at the side of the building via a gate to the front - The Entrance Vestibule has a stairway together with a door to the shower room - The Shower Room has a modern suite with vanity unit and rainfall shower together with underfloor heating. There is a window to the side offering natural light - At the top of the stairs you will reach a door to the the Top Landing with a window to the rear and a hatch to the loft - The Lounge is a bright and spacious front facing room - From the lounge is a door to the rear facing Kitchen which hosts wall and floor units offering more than ample storage. The dishwasher is included in the sale - Bedroom One is located at the end of the hallway overlooking the front of the flat. There is a large fitted wardrobe which also hosts the boiler - Bedroom Two is next door to the lounge and is also front facing. Double Glazing - Gas Central Heating

Internal Viewing Highly Recommended

MEASUREMENTS

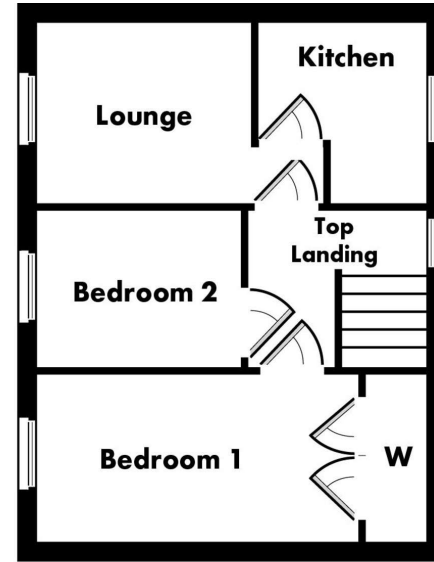
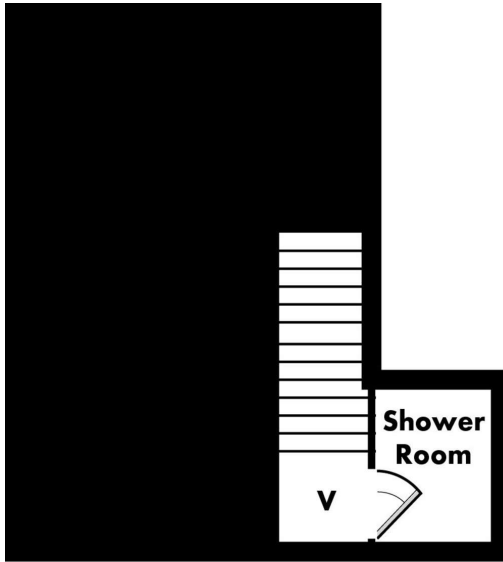
Entrance Vestibule	1.29 m x 1.22 m / 4'3" x 4'0"
Modern Shower Room	2.66 m x 2.38 m / 8'9" x 7'10"
Top Landing	2.40 m x 2.17 m / 7'10" x 7'1"
Lounge	4.24 m x 3.60 m / 13'11" x 11'10"
Kitchen	3.55 m x 1.97 m / 11'8" x 6'6"
Bedroom 1	4.18 m x 3.21 m / 13'9" x 10'6"
Bedroom 2	2.90 m x 2.19 m / 9'6" x 7'2"

FEATURES

Two Bedrooms
No Chain
Located in a beautiful seaside town
Walk in condition
Private easily maintained side and rear gardens
Double Glazing
Gas Central Heating
Short walking distance to train station & bus links

EPC RATING - D

COUNCIL TAX BAND - A



Floor plans are indicative only - not to scale.

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

Ref:
E488924

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