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JAS CAMPBELL & CO LTD  
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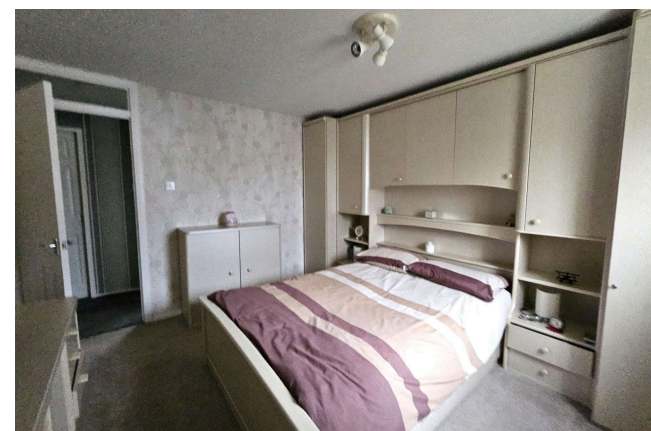
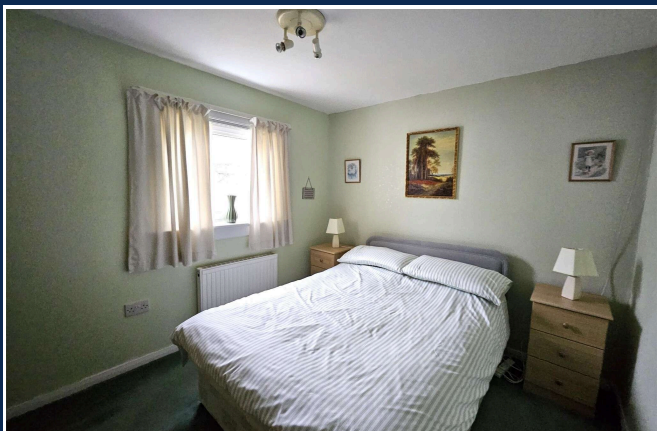
Terraced House  
78 Dunvegan Place, Irvine, KA12 9LZ  
Offers IRO £85,000











Jas Campbell & Co Ltd are happy to be marketing this Mid Terraced House offering bright & spacious family accommodation. The property offers three generously sized bedrooms together with private gardens to the front and rear. This would be an ideal purchase for a first time buyer or for a buy to let.

Irvine is a local shopping hotspot with it's own shopping mall and is home to various bars, hotels and restaurants, as well as having its own harbour and beach. This property is conveniently placed in close proximity to schools at both primary and secondary level together with bus and railway links.

Ground Floor Accommodation Comprises: Entrance vestibule with a staircase leading to the bathroom and bedrooms - Lounge boasting windows to the front & the rear flooding the room with natural light - Dining Kitchen which houses storage cupboards together with wall and floor units for more than ample storage. There is a window to the rear. The washing machine and fridge freezer are included in the sale - Rear vestibule benefits from a large storage cupboard and door to the rear garden.

First Floor Accommodation Comprises: Top Landing with storage cupboard - Bedroom Two is a front facing double room with furniture - Bathroom housing a 3 piece suite with a Triton shower over the bath - Bedroom Three is a single rear facing room with a storage cupboard. Bedroom One is also a front facing double room. Viewing Highly Recommended

Viewing Highly Recommended

## MEASUREMENTS

Entrance Vestibule	1.98 m x 1.04 m / 6'6" x 3'5"
Lounge	5.42 m x 3.27 m / 17'9" x 10'9"
Dining Kitchen	5.45 m x 2.69 m / 17'11" x 8'10"
Rear Vestibule	1.26 m x 1.60 m / 4'2" x 5'3"
Top Landing	1.07 m x 3.12 m / 3'6" x 10'3"
Bedroom 2	3.63 m x 2.92 m / 11'11" x 9'7"
Bathroom	2.18 m x 1.63 m / 7'2" x 5'4"
Bedroom 3	2.43 m x 2.54 m / 8'0" x 8'4"
Bedroom 1	3.79 m x 3.23 m / 12'5" x 10'7"

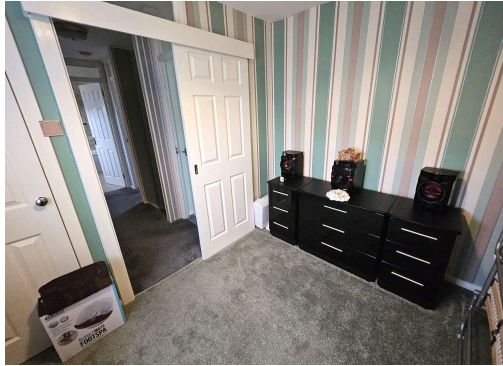
## FEATURES

Mid Terraced House  
 3 Bedrooms  
 Front and Rear Gardens  
 Gas Central Heating  
 Double Glazing  
 Suitable for a Variety of Buyers  
 Conveniently Place for local amenities, transport & schools

## EPC RATING - C

## COUNCIL TAX BAND - B





## 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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FINANCIAL ADVICE

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