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



Semi-Detached House  
23 Alton Street, West Kilbride, KA23 9JN  
Offers Over £180,000



rightmove

nTheMarket

Zoopla

PrimeLocation.com

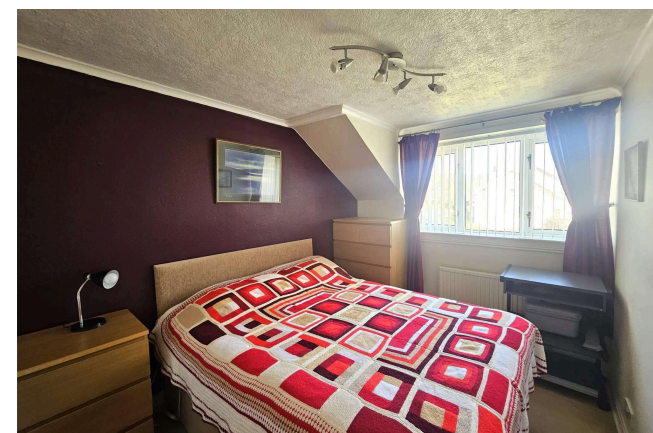
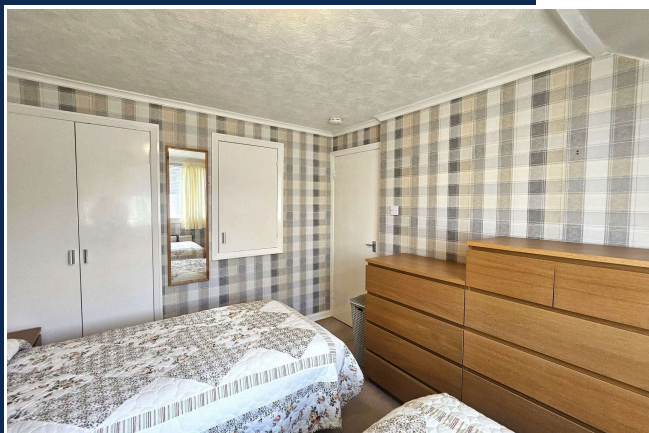
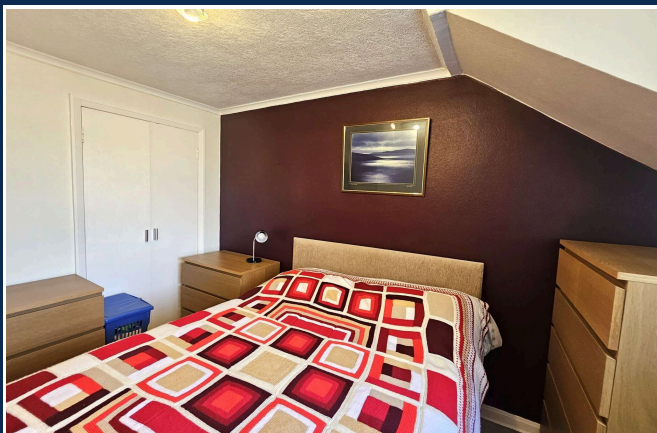
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Jas Campbell & Co Ltd are delighted to be marketing 23 Alton Street which is ideally placed in this picturesque coastal village of West Kilbride. This bright and spacious family home offers three generously sized bedrooms together with an extensive front garden, rear garden and a large drive way to accommodate at least 4 cars leading to a detached garage.

The coastal village of West Kilbride offers a variety of local amenities including primary school, train station, golf course, beach and the popular Seamill Hydro which provides restaurants and leisure facilities and is also well located for road & railway links to Glasgow, Ayr & Largs.

First Floor Accommodation Comprises - Entrance Vestibule with a door to the lounge - The Lounge is a front facing room featuring a gas fire together with with a staircase leading to the bedrooms and bathroom - WC comprises of a toilet and wash hand basin and is located under the stairs - Dining Kitchen with windows to the side and rear together with a door to the rear garden. There are wall and floor units for more than ample storage.

Second Floor Accommodation Comprises - Top Landing with a window to the side. There is access to the fully floor loft via a Ramsay ladder. The loft has heating and a Velux window - The Bathroom is side facing and hosts a 3 piece suite together with a Mira shower over the bath - Bedroom 1 has a window overlooking the front garden and has a fitted wardrobe together with a large storage cupboard - Bedroom 2 is rear facing and boasts having a fitted wardrobes and two storage cupboards - Bedroom 3 is a generously sized single bedroom which is front facing.

## MEASUREMENTS

Entrance Vestibule	1.29 m x 1.34 m / 4'3" x 4'5"
Lounge	5.30 m x 4.45 m / 17'5" x 14'7"
WC	1.01 m x 2.17 m / 3'4" x 7'1"
Dining Kitchen	5.28 m x 3.66 m / 17'4" x 12'0"
Top Landing	2.86 m x 2.27 m / 9'5" x 7'5"
Bathroom	2.26 m x 2.03 m / 7'5" x 6'8"
Bedroom 1	3.69 m x 3.31 m / 12'1" x 10'10"
Bedroom 2	3.52 m x 3.00 m / 11'7" x 9'10"
Bedroom 3	2.43 m x 2.30 m / 8'0" x 7'7"

## FEATURES

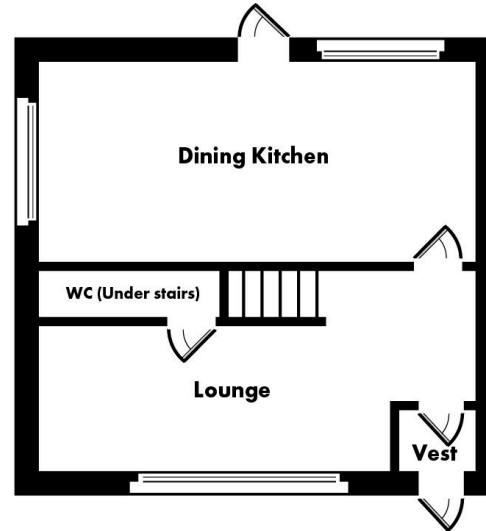
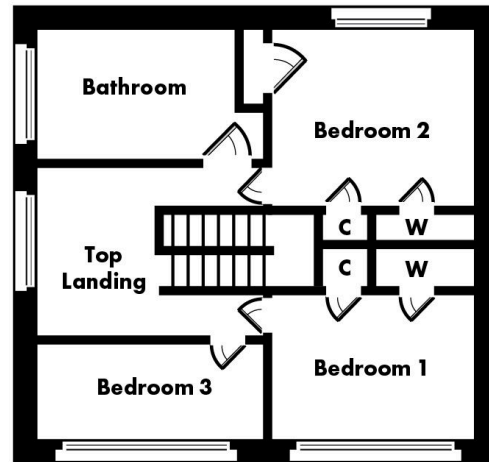
Three Bedrooms  
 Ideally placed in picturesque coastal village of West Kilbride  
 Bright & Spacious Family Home  
 Extensive Front Garden & Private Rear Garden  
 Large Driveway to accommodate at least 4 cars  
 Detached Garage  
 Close to local amenities including primary school, train station & golf course  
 Double Glazing  
 Gas Central Heating

**EPC RATING - D**

**COUNCIL TAX BAND - C**



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:  
E491011

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