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



Semi-Detached House
55 Greenacres, Ardrossan, KA22 7PP
Offers Over £160,000



rightmove

onTheMarket

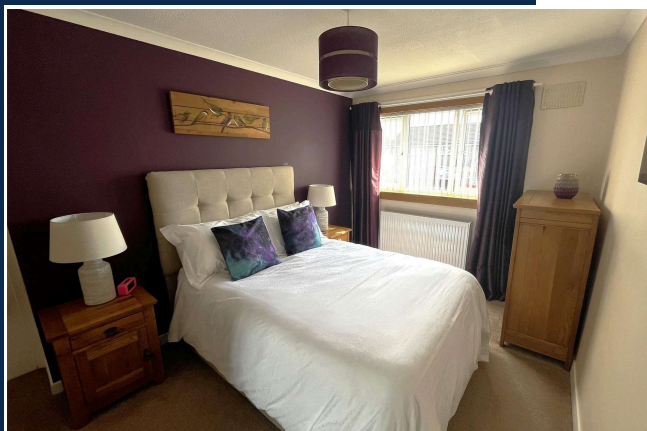
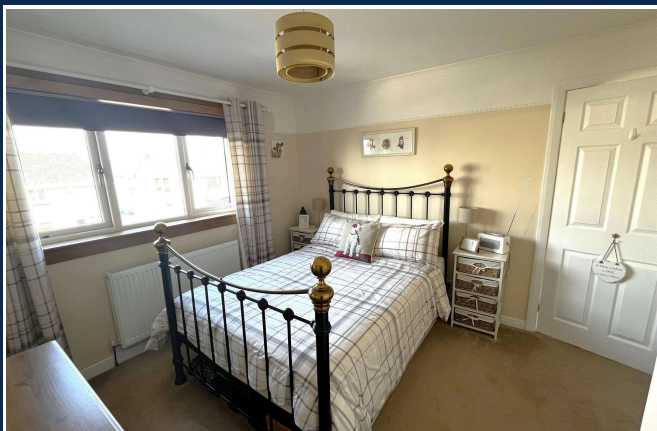
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this well presented semi-detached house which is located in a much sought after locale within this beautiful seaside town. Ardrossan is located on the West Coast of North Ayrshire and offers breath-taking seaside and rural views together with providing access to the Isle of Arran which is a popular holiday destination.

This ideal family home is easily placed for access to railway station/s for easy commuting, all local amenities including shops and restaurants as well as and schools at both primary and secondary levels. This would be an ideal purchase for a variety of buyers including first time buyers.

Ground Floor Accommodation Comprises: Entrance Hallway with a stairway to the upper apartments, storage cupboard/cloak room - On the left of the hallway is the large Dining Lounge which has a window overlooking the front garden - The Family Room, which is entered via French doors provides extra living space and boasts having patio doors leading to the decking area suitable for alfresco dining. There is an external door leading to the enclosed rear garden and garage - The Kitchen has wall and floor units for more than ample storage, a window to the side and a large walk-in storage cupboard.

First Floor Accommodation Comprises: Top Landing with a storage cupboard together with a hatch to the loft offering more than ample storage - Shower Room is located at the rear of the property and houses a modern two piece suite together with a separate walk in power shower - Bedroom One has fitted wardrobes and is located to the front - Bedroom Two houses a storage cupboard and overlooks the rear garden - Bedroom Three is a generously sized single room to the front with a storage cupboard.

Double Glazing - Gas Central Heating - More Than Ample Storage throughout - Driveway - Garage - Private Gardens to the front and rear.
Internal Viewing Highly Recommended.

MEASUREMENTS

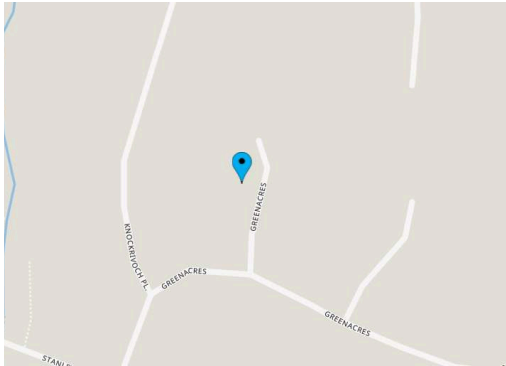
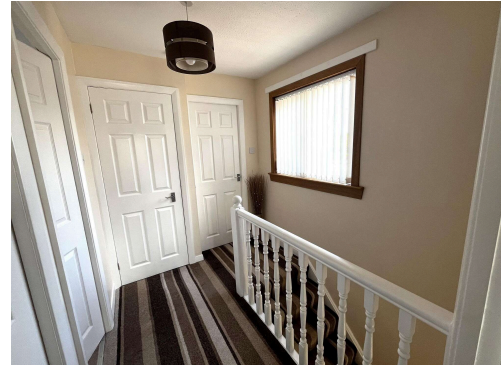
Entrance Hallway	1.87 m x 2.03 m / 6'2" x 6'8"
Dining Lounge	7.79 m x 3.10 m / 25'7" x 10'2"
Family Room	4.16 m x 3.73 m / 13'8" x 12'3"
Kitchen	3.37 m x 2.35 m / 11'1" x 7'9"
Top Landing	2.37 m x 1.92 m / 7'9" x 6'4"
Shower Room	1.95 m x 1.84 m / 6'5" x 6'0"
Bedroom 1	4.19 m x 2.62 m / 13'9" x 8'7"
Bedroom 2	3.06 m x 3.46 m / 10'0" x 11'4"
Bedroom 3	2.35 m x 3.24 m / 7'9" x 10'8"

FEATURES

Semi-Detached House
Three Bedrooms
Sought after locale
Driveway & Garage
Seaside Town
Close to town for local amenities
Pleasant decorative order
Double Glazing
Gas Central Heating
More Than Ample Storage throughout

EPC RATING - C

COUNCIL TAX BAND - D



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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