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



Semi-Detached House
46 Gladstone Road, Saltcoats, KA21 5LD
Offers Over £90,000



rightmove

nTheMarket

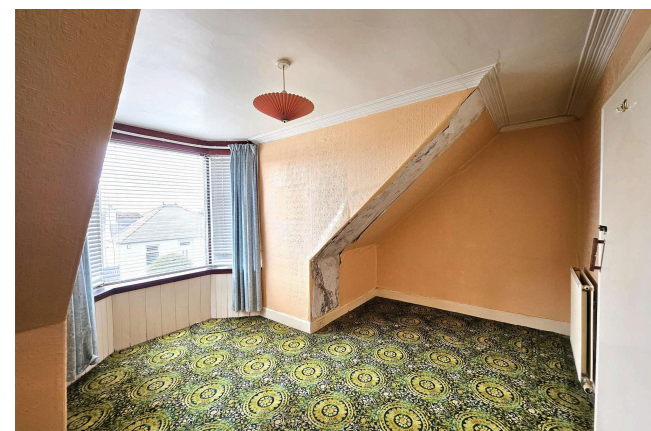
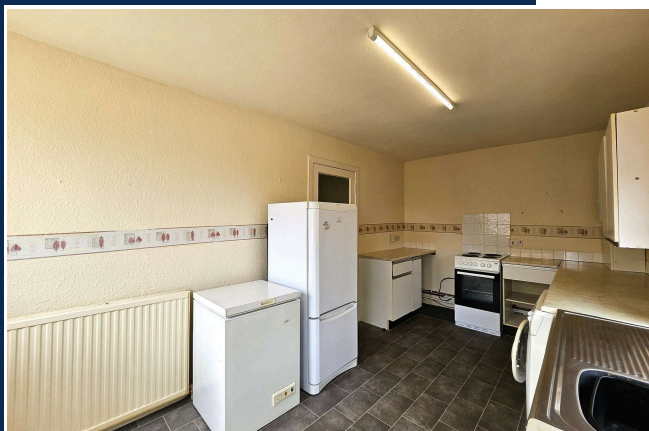
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this traditional sandstone Semi Detached House which retains many vintage features including ornate cornicing and ceiling rose. Although this property requires modernisation and upgrading, it offers excellent potential to become a beautiful family home. There are beautiful gardens to the front and rear with mature trees and shrubs together with a brick built garage accessed at the rear of the property.

The property is located in the popular seaside town of Saltcoats on the West Coast of Scotland within close proximity to all local amenities such as supermarkets, local shops, transport including road and railway links, health center, beach, primary and secondary schools.

Ground Floor Accommodation Comprises: Entrance Vestibule with vintage Terrazzo tiled flooring - Reception Hallway with stairway to the two bedrooms - The Lounge has a front facing bay window together with a fireplace housing a gas fire - At the other side of the hallway is a door to the Sitting Room which has a window to the side together with a large storage cupboard - From the sitting room is a Rear Hallway with a large storage cupboard and door to the bathroom - The Bathroom houses an avocado suite and is side facing - From the rear hall is the Kitchen which houses floor and wall units for more than ample storage. An electric cooker, washing machine, tumble dryer, fridge freezer and chest freezer are included in the sale. There is a window and door to the side.

First Floor Accommodation Comprises: Top Landing - Bedroom One with a bay window to the front of the house and boasts having fitted wardrobes - Bedroom Two is front facing with wardrobe included in the sale together with a hatch to the loft.

MEASUREMENTS

Entrance Vestibule	1.10 m x 0.57 m / 3'7" x 1'10"
Reception Hall	2.30 m x 1.25 m / 7'7" x 4'1"
Lounge	4.43 m x 4.46 m / 14'6" x 14'8"
Sitting Room	4.54 m x 3.85 m / 14'11" x 12'8"
Rear Hall	1.60 m x 0.99 m / 5'3" x 3'3"
Bathroom	2.58 m x 1.42 m / 8'6" x 4'8"
Kitchen	4.74 m x 2.63 m / 15'7" x 8'8"
Bedroom 1	4.49 m x 4.22 m / 14'9" x 13'10"
Bedroom 2	4.44 m x 2.40 m / 14'7" x 7'10"
Top Landing	1.78 m x 1.03 m / 5'10" x 3'5"

FEATURES

Traditional sandstone Semi Detached House
 Two Bedrooms
 Two Public Rooms
 Retains many vintage features
 Offers excellent potential
 Beautiful gardens to the front and rear
 Brick built garage accessed at the rear of the property
 Close to all local amenities

EPC RATING - E

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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