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



Ground Floor Quarter Villa
21 South Crescent Road, Ardrossan, KA22 8EA
Offers Over £235,000



rightmove

nTheMarket

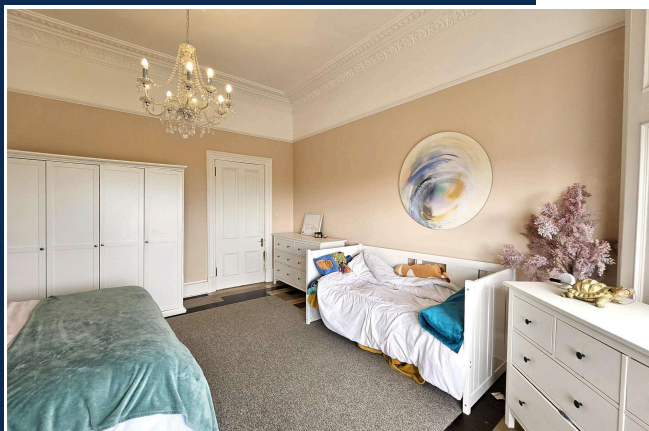
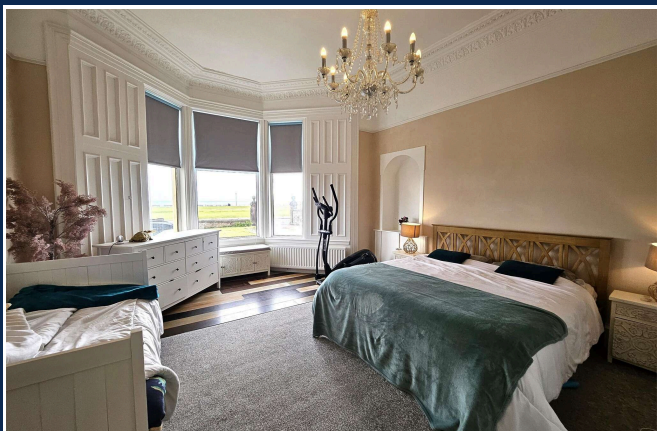
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this deceptively spacious ground floor quarter villa which offers uninterrupted sea views. This beautiful family home is both traditional and contemporary offering excellent potential to either reconfigure the layout or make into an air B&B/ holiday rental. Ardrossan is located on the West Coast of North Ayrshire and offers breath-taking seaside and rural views. Boasting ground floor accommodation and 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, retirees and investors.

You enter via a long driveway leading to the garage and rear garden. The front garden is shared and offers panoramic sea views - There is an entrance vestibule with Terrazo tiled flooring leading to the main entrance of 21 South Crescent Road - The Reception Hallway is impressive with original features including hardwood doors to Bedroom One, Lounge, Bedroom Two and a cupboard with electrics which is plumbed for auto wash - Bedroom One is a large front facing double room with with a bay window flooding the room with natural light - Next is the impressive Lounge with ornate cornicing, ceiling rose and feature fireplace. This room is front facing and is suitable for dining - Bedroom Two is also a large double room with a window to the rear - There is a corridor leading to the bathroom and kitchen - The Family Bathroom has a toilet, power shower, feature sink with vanity unit and elegant free standing bath with a side facing window - There is a rear hall with a large storage cupboard for more than ample storage before you arrive at the kitchen - The modern Dining Kitchen has a window to the side of the house. This is a stunning family room offering an island and integral appliances suitable for family living - From the kitchen is a Utility/Family Room ready for development/ decoration. There is a rear facing window and a door leading to the extensive enclosed private garden and access to the attached outhouse. The currently owners had planed to make this a Shower Room but this could be used for a variety of things.

Internal Viewing Highly Recommended

MEASUREMENTS

Reception Hallway	5.39 m x 3.31 m / 17'8" x 10'10"
Bedroom 1	6.04 m x 4.75 m / 19'10" x 15'7"
Lounge	6.70 m x 5.58 m / 22'0" x 18'4"
Bedroom 2	5.21 m x 3.73 m / 17'1" x 12'3"
Bathroom	3.40 m x 2.13 m / 11'2" x 7'0"
Rear Hallway	2.59 m x 1.68 m / 8'6" x 5'6"
Dining Kitchen	4.85 m x 4.23 m / 15'11" x 13'11"
Utility/Family Room	4.96 m x 2.70 m / 16'3" x 8'10"
Outbuilding	6.01 m x 2.01 m / 19'9" x 6'7"

FEATURES

Ground Floor Accommodation
 Uninterrupted sea views
 Beautiful Family Home
 Offering excellent potential for an air B&B/ holiday rental
 Close to all local amenities & transport
 Long Driveway
 Garage
 Extensive Rear Garden
 Shared front garden offering panoramic sea views
 Gas Central Heating & Double Glazing

EPC RATING - D

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.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

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