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



Fourth Floor Flat  
41 O'Connor Court, Saltcoats, KA21 5ND  
Offers IRO £53,000



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ēspc







Jas Campbell & Co Ltd are delighted to marketing this bright and spacious fourth floor flat within O'Connor Court which offers panoramic views. This flat forms part of a high rise building with elevators, garbage shoot and secure door entry system for convenience. This property is an ideal purchase for anyone looking to downsize or for a property developer interested in buying to let.

Conveniently positioned on the main bus route with the train station and beach within a short walking distance. All local amenities including supermarkets, shops, cafes, medical and dental services are all within easy reach.

Accommodation Comprises: Entrance Hallway boasting 3 large storage cupboards together with a shallow cupboard housing the electrics - Bedroom One and Bedroom Two are both front facing double rooms - Shower Room with a two piece bathroom suite and shower cubicle - Lounge has windows to the front and side flooding this spacious room with natural light - The Dining Kitchen is side facing and boasts having modern floor and wall units for more than ample storage.

Internal Viewing Recommended.

## MEASUREMENTS

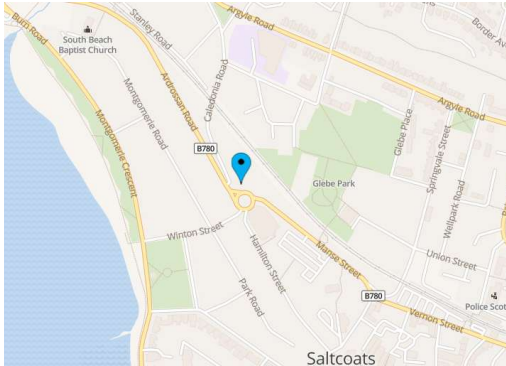
|                  |                                 |
|------------------|---------------------------------|
| Entrance Hallway | 6.08 m x 0.92 m / 19'11" x 3'0" |
| Bedroom 1        | 4.39 m x 2.91 m / 14'5" x 9'7"  |
| Bedroom 2        | 4.44 m x 2.90 m / 14'7" x 9'6"  |
| Shower Room      | 2.05 m x 1.67 m / 6'9" x 5'6"   |
| Lounge           | 5.38 m x 3.50 m / 17'8" x 11'6" |
| Dining Kitchen   | 4.15 m x 2.15 m / 13'7" x 7'1"  |

## FEATURES

High Rise Flat  
Two Double Bedrooms  
Fresh Decorative Order  
Elevators, garbage shoot & secure door entry system  
Ideal purchase for someone down sizing or buy to let  
Conveniently positioned for bus routes & train station  
Seaside locale  
White Meter Heating  
Double Glazing

**EPC RATING - C**

**COUNCIL TAX BAND - A**



## 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:  
E494767

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