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



First Floor Maisonette Flat  
Flat 1,15 Stanley Road, Saltcoats, KA21 5BB  
Offers Over £80,000



rightmove

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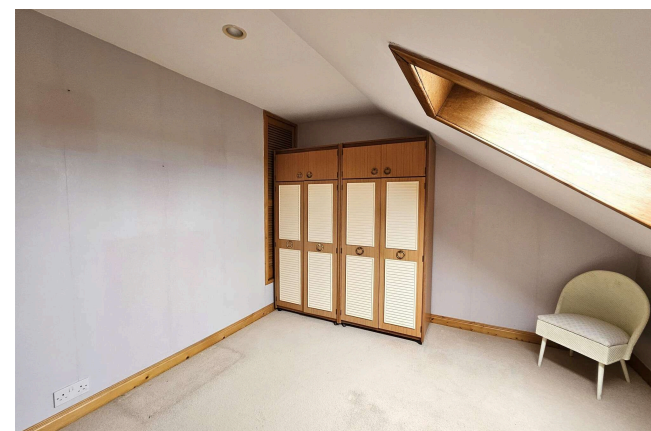
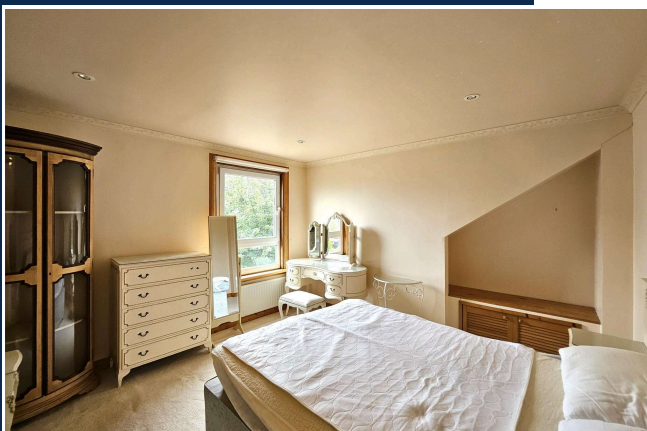
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Jas Campbell & Co Ltd are delighted to be marketing this main door first floor Maisonette which forms part of a sandstone building offering vintage features. This deceptively spacious family home is a vacant property which would be an ideal purchase for buy to let or someone looking for a hassle free purchase. There is good sized private fenced garden to the rear with a garden together with a drying green.

The flat is conveniently placed for a short walking distance to the train station & bus stops for easy commuting, the town centre for all local amenities such as supermarkets, health centre, dentist and local shops together with the beautiful sandy beach.

Accommodation Comprises: There is a gate at the front of the property leading to the rear where you enter this maisonette flat. There is a Vestibule entered via a storm door which leads to the Hallway offering access to all rooms - The Kitchen is the first room to arrive at. This is a bright and spacious room with a window overlooking the rear gardens. The Washing Machine, Fridge Freezer and Gas Cooker are included in the sale - Next is a Shower Room housing a two piece bathroom suite - The Lounge is front facing with a large window flooding the room with natural light - Bedroom One is next door to the Lounge and is also front facing - There is a side hall boasting more than ample storage with a staircase leading to three bedrooms and a Bathroom - Top Landing - Bedroom Two is an impressive large double rear facing room - Bedrooms Three & Four are generously sized rooms with Velux windows to the front - The family Bathroom houses a three piece suite and has a rear facing Velux window.

Internal Viewing Highly Recommended

## MEASUREMENTS

Entrance Vestibule	1.74 m x 1.09 m / 5'9" x 3'7"
Hallway	6.10 m x 1.10 m / 20'0" x 3'7"
Kitchen	3.80 m x 3.59 m / 12'6" x 11'9"
Shower Room	2.29 m x 1.53 m / 7'6" x 5'0"
Lounge	4.14 m x 3.67 m / 13'7" x 12'0"
Bedroom 1 (Ground)	3.03 m x 2.02 m / 9'11" x 6'8"
Side Hall	1.61 m x 3.07 m / 5'3" x 10'1"
Top Landing	2.17 m x 0.81 m / 7'1" x 2'8"
Bathroom	2.83 m x 2.39 m / 9'3" x 7'10"
Bedroom 2	3.73 m x 3.63 m / 12'3" x 11'11"
Bedroom 3	3.23 m x 3.39 m / 10'7" x 11'1"
Bedroom 4	3.20 m x 3.06 m / 10'6" x 10'0"

## FEATURES

Main door first floor Maisonette  
 Four bedrooms  
 Forms part of a sandstone building  
 Family home  
 No chain  
 Double Glazing & Gas Central Heating  
 Private Rear Garden  
 Seaside Locale  
 Close to train station & bus stops for easy commuting

**EPC RATING - C**  
**COUNCIL TAX BAND - C**





### 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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AND INDEPENDENT  
FINANCIAL ADVICE

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