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



Lower Ground Floor Flat
2a Paisley Street, Ardrossan, KA22 8LB
Fixed Price £50,000



rightmove

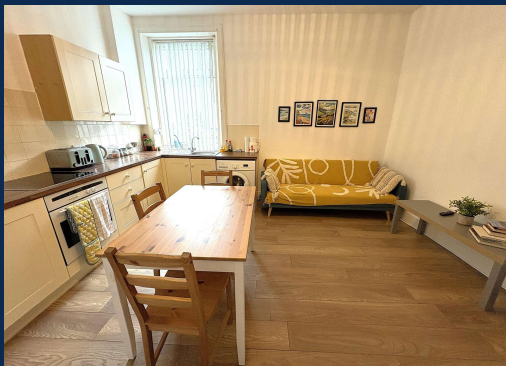
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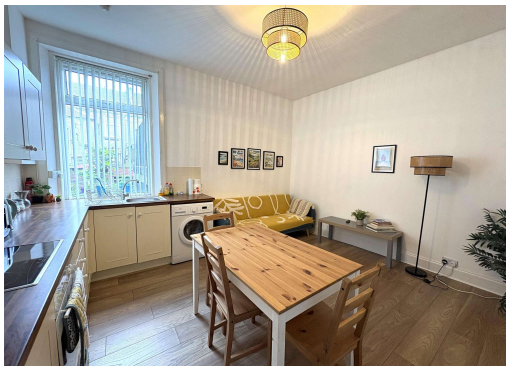


Jas Campbell & Co Ltd are delighted to be marketing this ground floor flat located just ten minutes walk to Ardrossan's North Shore. This property is on the market fully furnished with all items included in the sale. The property is currently a highly-rated licensed Air B&B and would be ideal to continue this as a turnkey investment property. Alternatively it could be utilised as a home or a buy to let.

Ardrossan is located on the West Coast of North Ayrshire and offers breathtaking seaside and rural views together with providing access to the Isle of Arran which is a popular holiday destination. The property is only a short walk away from the railway station and bus stop for easy commuting. Local amenities including shops and restaurants are nearby as well as schools at both primary and secondary levels.

Accommodation Comprises: Entrance Hallway - Generous sized Double Bedroom with a window to the front of the property and two large storage cupboards - The Lounge /Dining Kitchen is neutrally decorated with a rear facing window overlooking a small communal garden area - Bathroom benefiting from a 3 piece bathroom with overhead electric shower.

Internal Viewing Recommended.



MEASUREMENTS

Entrance Vestibule	2.50 m x 1.23 m / 8'2" x 4'0"
Bedroom	3.76 m x 4.25 m / 12'4" x 13'11"
Dining Kitchen	3.99 m x 4.30 m / 13'1" x 14'1"
Bathroom	1.95 m x 1.97 m / 6'5" x 6'6"

FEATURES

- Well Established Air B&B Business
- Seaside Locale
- Close proximity to all amenities
- Within walking distance to transport links
- Neutral Decor
- Fully Furnished
- Ideal Investment
- Walking Distance to Beach

EPC Rating - D

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.

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