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



Mid Terraced House
13 Simpson Drive, Saltcoats, KA21 6EX
Offers Over £85,000



rightmove

onTheMarket

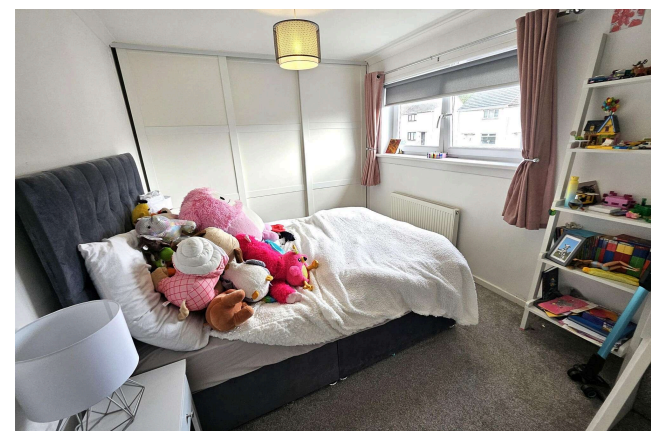
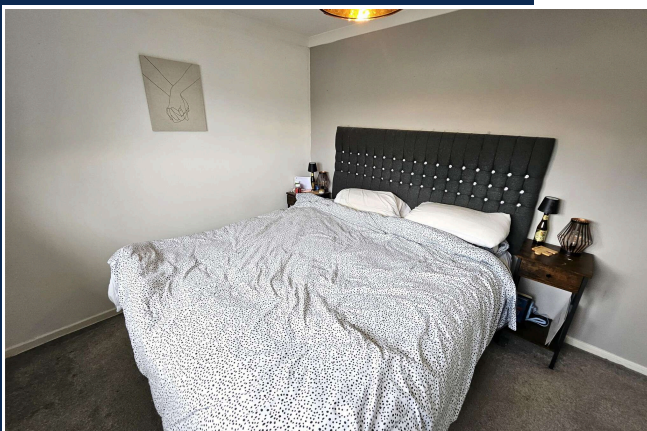
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this Mid Terraced House offering two double bedrooms together with an easily accessible floored loft for more than ample storage. The well presented property is located in the popular seaside town of Saltcoats within close proximity to all local amenities such as supermarkets, local shops, transport including road and railway links, health centre, beach, primary and secondary schools. There is an enclosed front garden together with a well designed rear garden offering artificial grass for easy maintenance and a decking area suitable for alfresco dining.

Ground Floor Accommodation Comprises: Entrance Hallway with a cloak room nook as well as a cupboard under the stairs for storage - The Dining Lounge is bright and spacious room overlooking both the front and rear gardens - The Kitchen is entered via the lounge and offers modern wall and floor units for more than ample storage. From here, is a door to the rear garden.

First Floor Accommodation Comprises: Top Landing - Shower Room offering a modern two piece bathroom suite and free standing shower cubicle - Bedroom One is located to the rear of the property and is a generously sized double room - Bedroom Two is front facing and boasts having fitted wardrobes. From this room is a stairway leading to the floored loft space.

To arrange a viewing, please call or email Jas Campbell & Co Ltd.

MEASUREMENTS

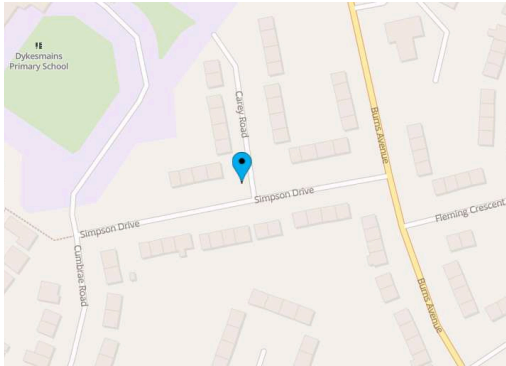
Entrance Hall	2.00 m x 1.80 m / 6'7" x 5'11"
Dining Lounge	5.60 m x 3.80 m / 18'4" x 12'6"
Kitchen	3.00 m x 2.75 m / 9'10" x 9'0"
Top Landing	1.90 m x 1.80 m / 6'3" x 5'11"
Shower Room	1.91 m x 1.82 m / 6'3" x 6'0"
Bedroom 1	4.36 m x 3.56 m / 14'4" x 11'8"
Bedroom 2	3.99 m x 3.50 m / 13'1" x 11'6"
Floored Loft Space	5.40 m x 3.40 m / 17'9" x 11'2"

FEATURES

Mid Terraced House
Two double bedrooms
Floored Loft
More than ample storage
Well presented throughout
Located in the popular seaside town
Within close proximity to all local amenities & transport
Double Glazing
Gas Central Heating
Private low maintenance gardens

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

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E499350

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