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



First Floor Flat
49 Montgomerie Street, Ardrossan, KA22 8HR
Offers Over £80,000



rightmove

onTheMarket

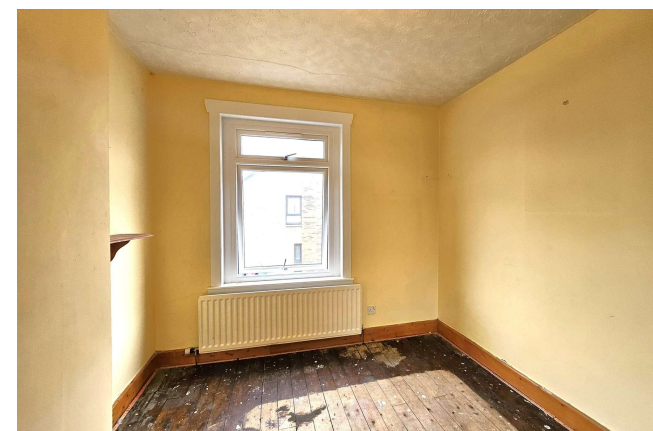
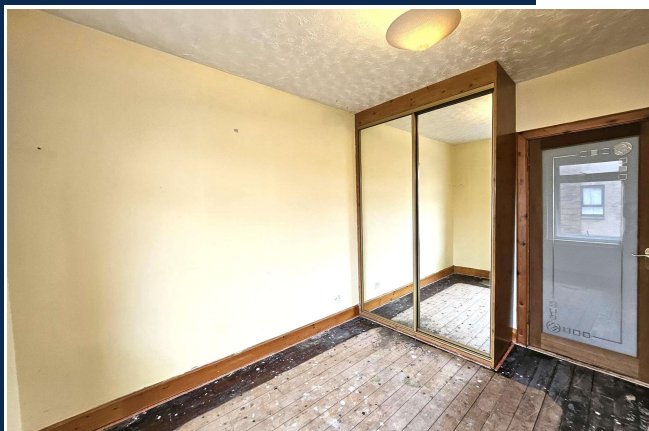
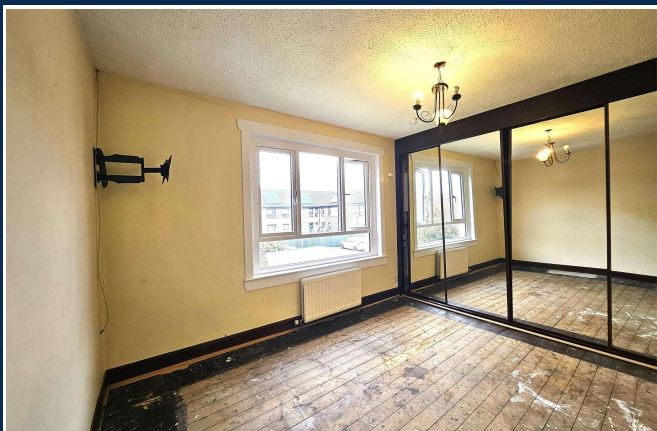
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are happy to be marketing this bright and spacious family home which is a three bedroom first floor flat. This would be an ideal purchase for either a first time buyer, families or for a buy to let. The property also boasts having a gated Driveway leading to a brick built Garage together with a generously sized rear garden.

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 vestibule entered via the side of the property with a stairway leading to the Top Landing - Bedroom One which is of double size featuring fitted wardrobes and a window to the rear of the property - Bedroom Two which is a double rear facing room with fitted wardrobe - Bedroom Three which could also accommodate a double bed and is at the side of the property - The Shower Room which is front facing houses a shower cubical and two piece bathroom suite - The Lounge is located at the end of the hallway and has a large window overlooking the front garden flooding the room with natural light - The Breakfasting Kitchen is entered via the lounge and hosts wall and floor units offering more than ample storage. There are windows to the rear garden.

Viewing Highly Recommended.

MEASUREMENTS

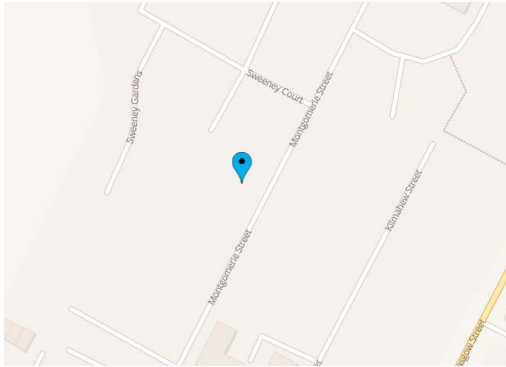
Top Landing	2.52 m x 2.87 m / 8'3" x 9'5"
Bedroom 1	3.35 m x 3.84 m / 11'0" x 12'7"
Bedroom 2	3.32 m x 3.36 m / 10'11" x 11'0"
Bedroom 3	2.91 m x 3.51 m / 9'7" x 11'6"
Shower Room	2.66 m x 2.07 m / 8'9" x 6'9"
Lounge	4.10 m x 4.07 m / 13'5" x 13'4"
Breakfasting Kitchen	3.52 m x 2.50 m / 11'7" x 8'2"

FEATURES

Three Bedrooms
 First Floor Main Door Flat
 Gated Driveway & Garage
 Located in popular Seaside Town
 Close proximity to Harbour, restaurants and bars
 Ideal first time buy or buy to let
 Gas Central Heating
 Recently replaced Double Glazing
 Within walking distance to Bus & Railway links
 Walking Distance to Beach

EPC RATING - C

COUNCIL TAX BAND - B



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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E500267

espc

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