

01294 60 2000

www.jascampbell.co.uk

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



Detached House
16 Bellard Road, West Kilbride, KA23 9JU
Offers Over £280,000



rightmove

nTheMarket

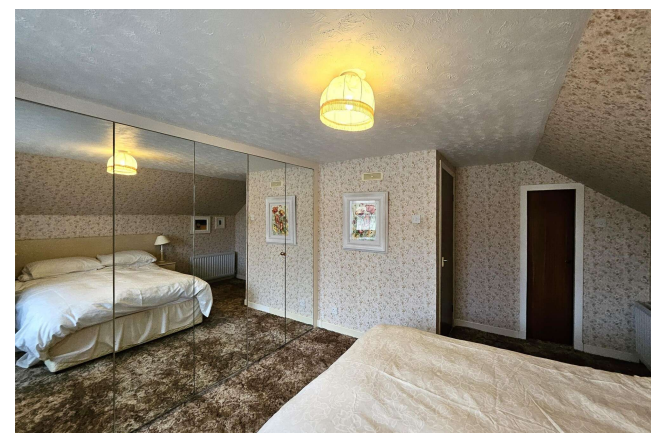
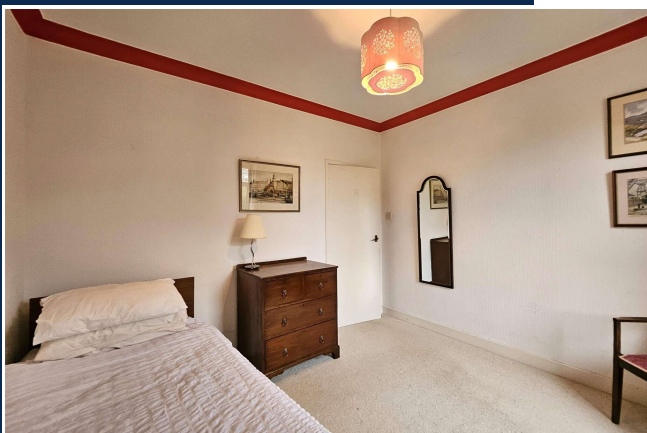
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing 16 Bellard Road which is ideally placed in this picturesque coastal village of West Kilbride. This bright and spacious family home offers four generously sized bedrooms, two of which are located on the ground floor suitable for a variety of buyers. There are beautiful garden grounds surrounding this detached house together with a large driveway leading to a detached garage.

The coastal village of West Kilbride offers a variety of local amenities including primary school, train station, golf course, beach and the popular Seamill Hydro which provides restaurants and leisure facilities and is also well located for road & railway links to Glasgow, Ayr & Largs.

Ground Floor Accommodation Comprises: Entrance Vestibule - Welcoming Reception Hallway with a cloakroom and staircase leading to two bedrooms and a shower room - The Dining Room boasts having windows to the front and side offering a pleasant semi rural outlook - The Lounge/Garden Room is rear facing with patio doors and windows overlooking the beautifully landscaped garden - Bedroom Three is a double rear facing room - The Kitchen is rear facing with a door leading to the garage and the extensive gardens. There are wall and floor units for more than ample storage together with a washing machine, tumble dryer, fridge freezer, electric cooker & hob which are included in the sale - Family Bathroom hosting a three piece bathroom suite together with a separate shower cubicle - Bedroom One is a large double front facing room which offers fitted wardrobes.

First Floor Accommodation Comprises: Top Landing with excellent storage within the eaves - Shower Room with Velux window. There is a two piece bathroom suite together with a separate shower cubicle - Bedroom Four is double side facing room with fitted wardrobes together with a walk-in storage cupboard - Bedroom Two is also a side facing double room with mirrored fitted wardrobes.

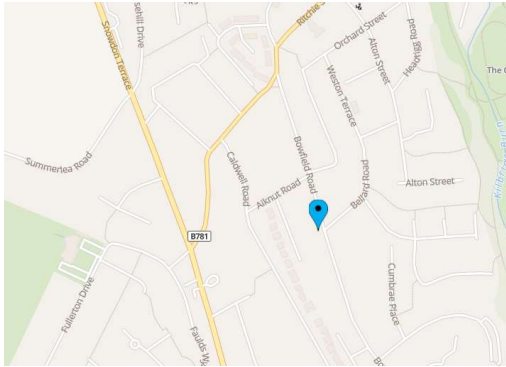
MEASUREMENTS

Entrance Vestibule	1.30 m x 1.03 m / 4'3" x 3'5"
Reception Hallway	3.74 m x 3.39 m / 12'3" x 11'1"
Cloakroom	0.79 m x 1.35 m / 2'7" x 4'5"
Dining Room	3.78 m x 4.16 m / 12'5" x 13'8"
Lounge/Garden Room	3.75 m x 4.58 m / 12'4" x 15'0"
Bedroom 3	3.18 m x 3.17 m / 10'5" x 10'5"
Kitchen	2.98 m x 4.25 m / 9'9" x 13'11"
Family Bathroom	3.32 m x 2.63 m / 10'11" x 8'8"
Bedroom 1	3.09 m x 3.34 m / 10'2" x 10'11"
Top Landing	4.63 m x 2.44 m / 15'2" x 8'0"
Shower Room	1.79 m x 2.40 m / 5'10" x 7'10"
Bedroom 4	3.18 m x 4.78 m / 10'5" x 15'8"
Bedroom 2	3.23 m x 4.37 m / 10'7" x 14'4"

FEATURES

Four Bedrooms
Two Bedrooms & Bathroom located on the ground floor
Chain Free
Close to local amenities including school, train station & golf course
Gas Central Heating & Double Glazing
Driveway & Garage
Extensive Rear Garden & Private Front Garden

EPC RATING - D
COUNCIL TAX BAND - F



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:
E500023

espc

JAS CAMPBELL & CO LTD
ws
solicitors notaries estate agents



Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street Ardrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodick Isle of Arran KA27 8AJ
Telephone 01770 302 027