

01294 60 2000

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



Ground Floor Flat
18 Mayville Street, STEVENSTON, KA20 3DP
Offers IRO £45,000



rightmove

nTheMarket

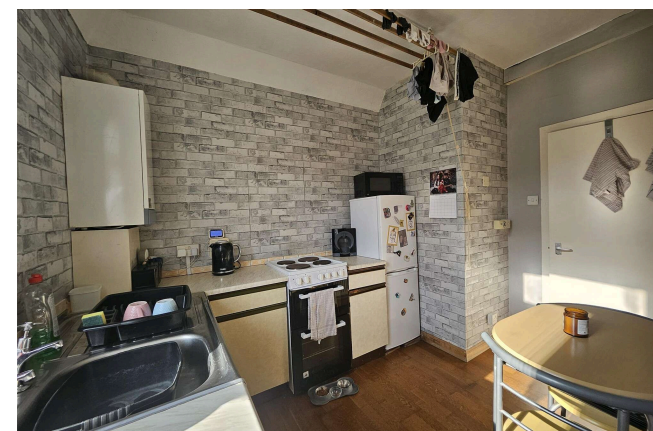
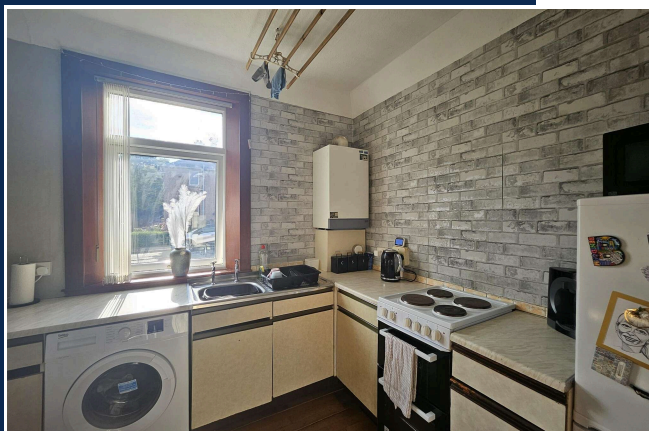
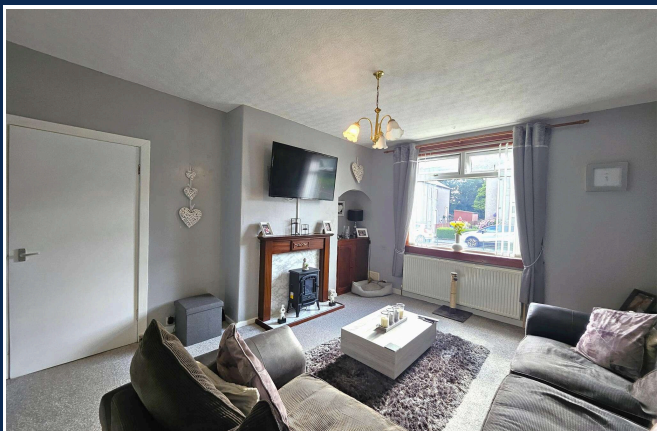
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are marketing this ground floor flat suitable for investors. This well positioned two-bedroom property is offered to the market with sitting tenants in place, making it an ideal ready-made investment. With proven tenant demand in the area and excellent commuter links, it represents a strong addition to any buy-to-let portfolio.

Stevenston is Seaside town located on the west coast offering easy access to the Beach, Local Amenities including Supermarkets, Corner Stores, Petrol Stations, Leisure Facilities and Social Life. There are bus and transport links to Glasgow, Ayr and Largs nearby for easy commuting together with established schooling at both primary and secondary levels.

Accommodation Comprises: Entrance hallway with storage cupboard - Front facing lounge with fireplace - Front facing Kitchen with more than ample storage - Shower Room housing a two-piece bathroom suite and separate shower cubicle with a window to the side - Bedroom One is a rear facing double room entered via the hallway & Bedroom Two is a rear facing double room entered via the lounge.

MEASUREMENTS

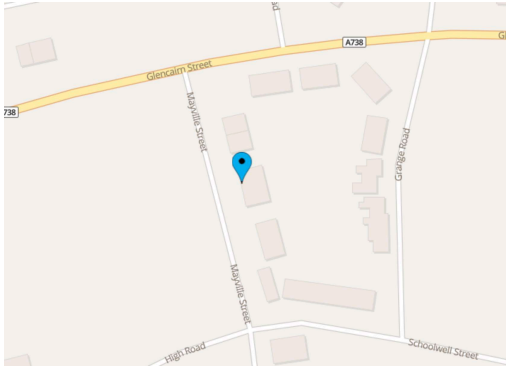
Entrance Vestibule	1.18 m x 1.18 m / 3'10" x 3'10"
Hallway	2.90 m x 1.19 m / 9'6" x 3'11"
Lounge	4.04 m x 4.42 m / 13'3" x 14'6"
Kitchen	3.64 m x 3.83 m / 11'11" x 12'7"
Bedroom 1	3.90 m x 3.76 m / 12'10" x 12'4"
Bedroom 2	4.14 m x 2.72 m / 13'7" x 8'11"
Shower Room	2.27 m x 1.51 m / 7'5" x 4'11"

FEATURES

Tenanted Property
 Immediate rental income for investors
 Two bedrooms
 Ground floor
 Private front and rear with own main door access
 Gas Central Heating & Double Glazing
 Situated less than a mile from Stevenston Railway Station with direct connections to Ayrshire towns and Glasgow
 Close to local facilities such as schools, shops and medical facilities, providing strong appeal for long term tenants

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.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

Ref:
E431548

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