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



Ground Floor Flat
3 Reid's Avenue, STEVENSTON, KA20 4BB
Offers IRO £45,000



rightmove

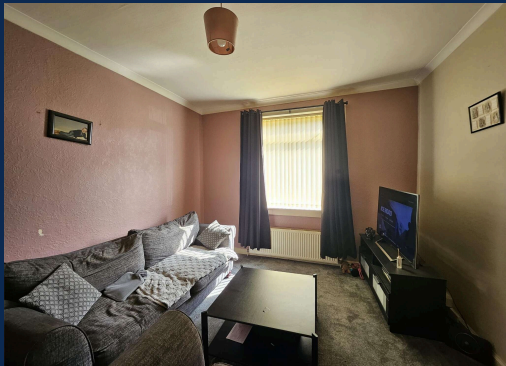
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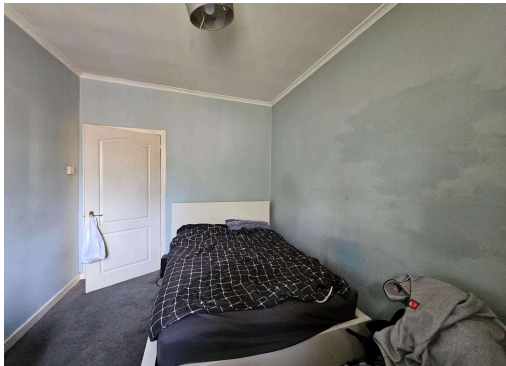


Calling on inventors, Jas Campbell & Co Ltd present this ground floor flat offering two double bedrooms which is offered to the market with sitting tenants in place, making it an ideal ready-made investment. With proven tenant demand in the area and excellent commuter links, the property benefits from its own main door access and both private front and rear gardens.

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 - Fitted kitchen with cooker and hob - Shower Room a two piece bathroom suite and separate shower cubicle - Bedroom One & Bedroom Two are both rear facing bedrooms.



MEASUREMENTS

Entrance Hall	4.95 m x 2.22 m / 16'3" x 7'3"
Lounge	4.01 m x 3.77 m / 13'2" x 12'4"
Kitchen	2.40 m x 4.22 m / 7'10" x 13'10"
Bedroom 1	3.93 m x 3.33 m / 12'11" x 10'11"
Bedroom 2	2.74 m x 3.95 m / 9'0" x 13'0"
Shower Room	1.43 m x 2.01 m / 4'8" x 6'7"

EPC Rating -D

Council Tax Band - A

FEATURES

- Tenanted Property
- Two bedrooms.
- Ground floor.
- Private front and rear with own main door access.
- Railway links - 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.
- Gas Central Heating and Double Glazing

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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