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



Mid Terraced House  
91 Campbell Avenue, Stevenston, KA20 4BT  
Offers Over £100,000



rightmove

nTheMarket

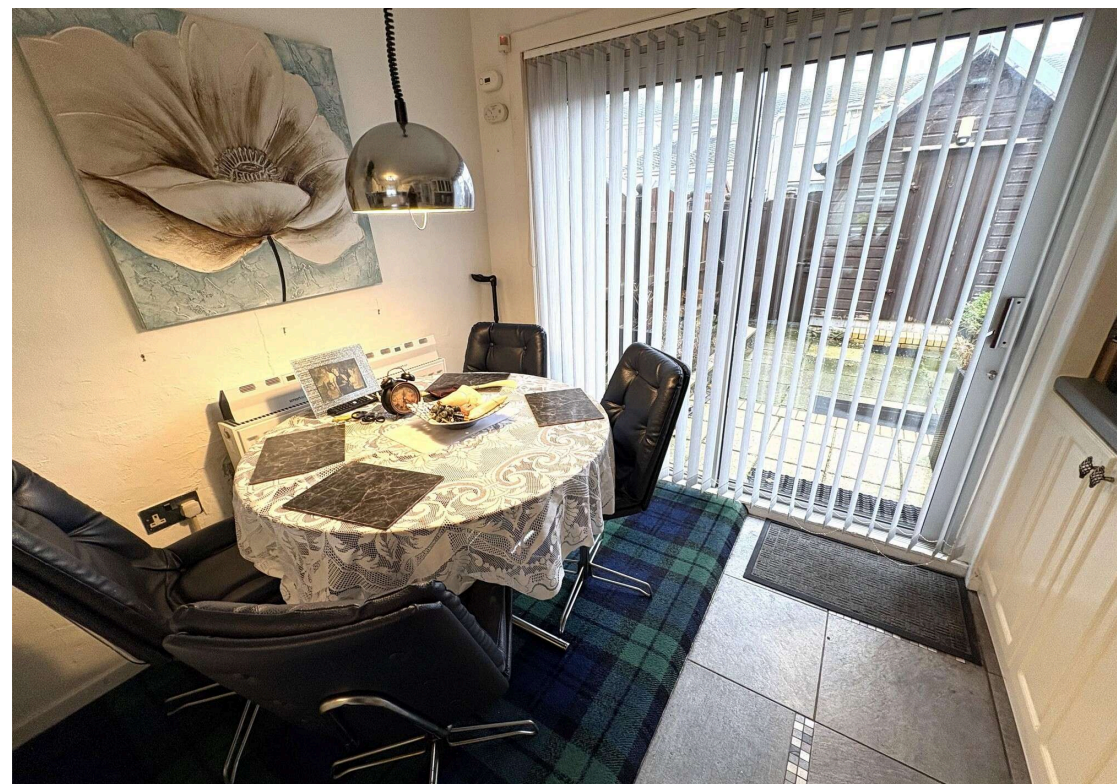
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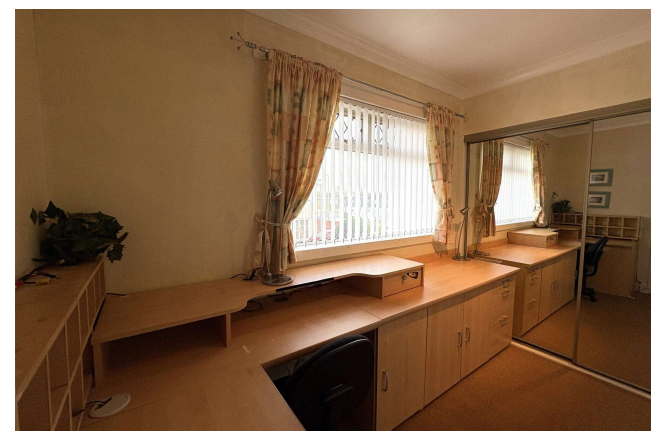
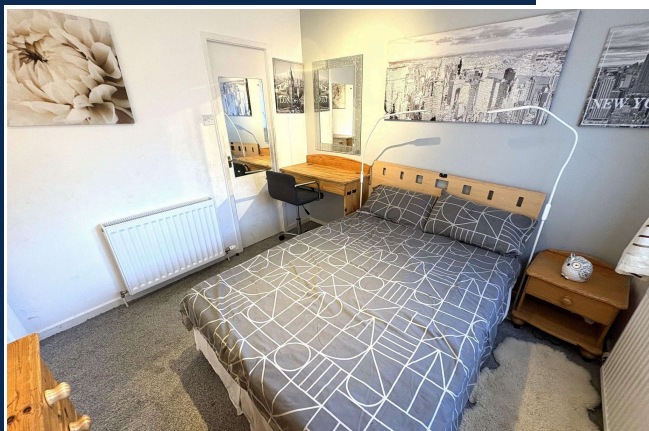
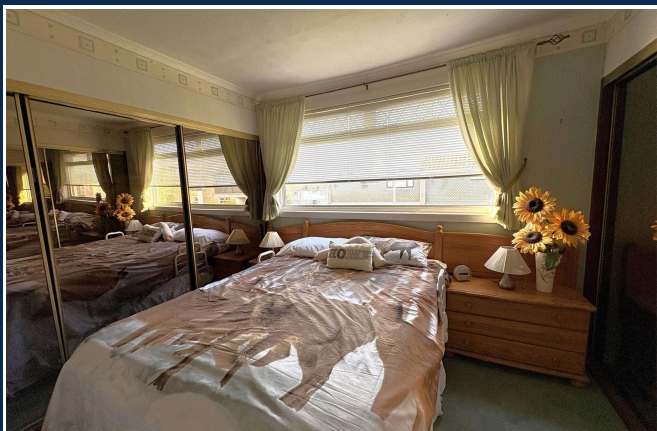
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Jas Campbell & Co Ltd are delighted to be marketing this Mid Terraced House which is located in a much sought after area of this seaside town. This bright & spacious family home offers three generously sized bedrooms together with two bathrooms, private front and rear gardens. This beautifully presented property would suit a range of buyers including a family looking for their forever home and first time buyers.

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.

Ground Floor Accommodation Comprises: Entrance Hallway with staircase leading to the first floor - Lounge with a fireplace housing an electric fire, window to the front & French doors to the rear filling the room with natural light - Dining Kitchen with wall and floor units for more than ample storage. The washing machine, cooker, fridge & freezer are included in the sale. There is a window to the front and patio doors providing access to the lovely rear garden which includes a garden shed and greenhouse.

First Floor Accommodation Comprises: Top Landing with loft hatch - Family Bathroom with 3 piece suite, which features a jacuzzi bath - Bedroom One is a front facing double room with fitted wardrobes - En-Suite Shower Room - Bedroom Two is a rear facing double room with a large storage cupboard - Bedroom Three is also rear facing with fitted wardrobes.

## MEASUREMENTS

Entrance Hallway	2.63 m x 1.97 m / 8'8" x 6'6"
Lounge	3.56 m x 4.92 m / 11'8" x 16'2"
Dining Kitchen	4.94 m x 2.84 m / 16'2" x 9'4"
Top Landing	1.94 m x 1.80 m / 6'4" x 5'11"
Family Bathroom	1.99 m x 2.89 m / 6'6" x 9'6"
Bedroom 1	2.94 m x 2.80 m / 9'8" x 9'2"
Ensuite	0.98 m x 1.95 m / 3'3" x 6'5"
Bedroom 2	2.97 m x 2.93 m / 9'9" x 9'7"
Bedroom 3	2.02 m x 3.05 m / 6'8" x 10'0"

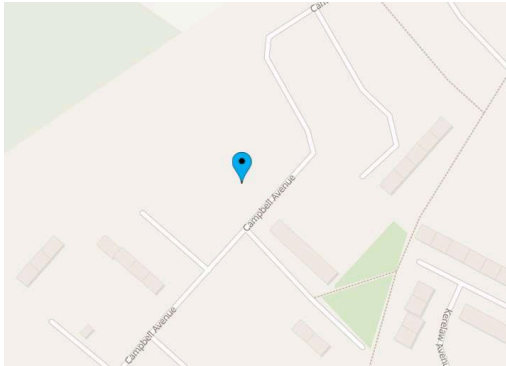
## FEATURES

Desirable Location  
Family Home  
Three Bedrooms  
Jacuzzi Bathroom  
Walking distance to local schools  
No Chain  
Private Gardens  
Double Glazing  
Gas Central Heating

**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

Ref:  
ES01051

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