

01294 60 2000

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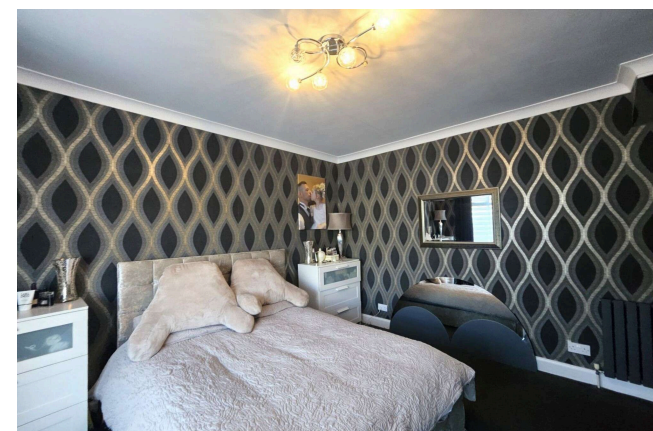
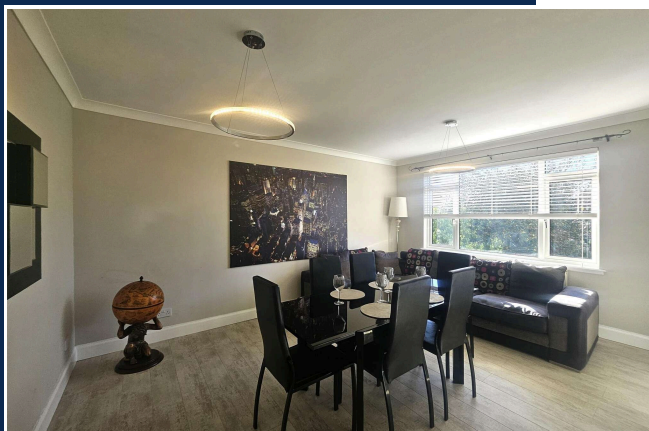
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espc

Detached Chalet Bungalow
35 Eglinton Road, Ardrossan, KA22 8NE
Offers Over £305,000







Jas Campbell & Co Ltd are delighted to be marketing this beautifully presented Detached Chalet Bungalow offering bright and spacious family living. This property offers a versatile layout offering ground floor living as well as having two generously sized bedrooms upstairs making this suitable for a variety of buyers. The front garden is mono-blocked for private parking and boasts having an attached garage.

This impressive family home is conveniently placed in the beautiful coastal town of Ardrossan. All local amenities including supermarkets, shops, cafes, medical and dental services are all within easy reach from this property. Ardrossan boasts having 3 train stations for easy commuting to Glasgow, Largs & Ayr.

Ground floor accommodation comprises: Entrance Vestibule - Reception Hallway with more than ample space for jackets and footwear together with a walk-in storage cupboard - To the left of the hallway is the double front facing Bedroom Three - Across the hallway is a front facing Sitting Room which could be utilised as a fourth double bedroom if required - The impressive Dining Kitchen has a contemporary fitted kitchen with more than ample storage, white goods and a dining area perfect for cosy family living. There are window and doors to the extensive rear garden with lawn and paved areas - The Family Room is located at the rear of the house boasting windows and French Doors flooding the room with natural light - There are doors from the family room to the Dining/Games Room with a window to the rear - The Family Bathroom hosts a modern bathroom suite with with feature lighting.

First Floor Accommodation comprises: When you reach the the Top Landing, you are greeted with a large window overlooking the front of the house. This space can be used as an addition living area or ideal for further storage - Bedroom One is immense with Velux windows, a walk-in cupboard and an Ensuite Shower Room - Bedroom Two is a large double room with Velux windows and a Ensuite Shower Room.

MEASUREMENTS

| | |
|------------------------|----------------------------------|
| Entrance Vestibule | 1.26 m x 1.20 m / 4'2" x 3'11" |
| Reception Hallway | 6.43 m x 3.39 m / 21'1" x 11'1" |
| Bedroom 3 (GF) | 4.59 m x 3.95 m / 15'1" x 13'0" |
| Sitting Room/Bedroom 4 | 4.71 m x 3.73 m / 15'5" x 12'3" |
| Dining Kitchen | 7.64 m x 3.44 m / 25'1" x 11'3" |
| Family Room | 5.26 m x 4.98 m / 17'3" x 16'4" |
| Dining/Games Room | 4.85 m x 4.15 m / 15'11" x 13'7" |
| Family Bathroom | 3.41 m x 2.26 m / 11'2" x 7'5" |
| Top Landing | 4.63 m x 4.47 m / 15'2" x 14'8" |
| Bedroom 1 | 7.08 m x 4.97 m / 23'3" x 16'4" |
| Ensuite Shower Room 1 | 2.53 m x 1.69 m / 8'4" x 5'7" |
| Bedroom 2 | 4.24 m x 4.11 m / 13'11" x 13'6" |
| Ensuite Shower Room 2 | 3.96 m x 1.64 m / 13'0" x 5'5" |

FEATURES

Beautifully presented detached chalet bungalow
 Contemporary family living
 Offering ground floor living
 Would suit a range of buyers
 Double Glazing & Gas Central Heating
 Conveniently placed in the beautiful coastal town of Ardrossan
 Private Gardens
 Mono-blocked drive and attached garage

EPC RATING - B
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 ADVISERS

JAS CAMPBELL & CO LTD
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

Ref:
E503650

