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



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



rightmove

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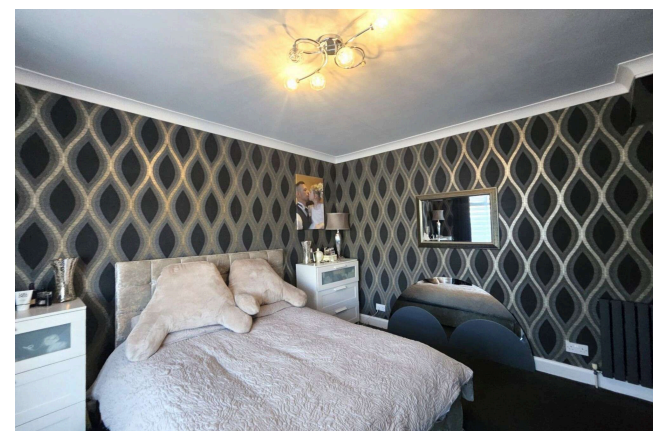
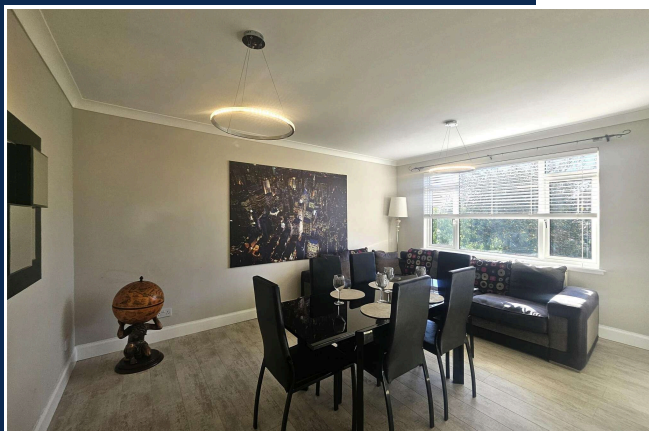
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Jas Campbell & Co Ltd are delighted to be marketing this beautifully presented Detached Chalet Bungalow offering bright and spacious family living. This property offers a versatile layout offering ground floor living as well as having two generously 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 further 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 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	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"
Lounge/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	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 - N/A**  
**COUNCIL TAX BAND - #**





## 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

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E503650

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