

01294 60 2000

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



Traditional First Floor Flat  
3a Eglinton Road, Ardrossan, KA22 8LL  
Offers Over £35,000



rightmove

nTheMarket

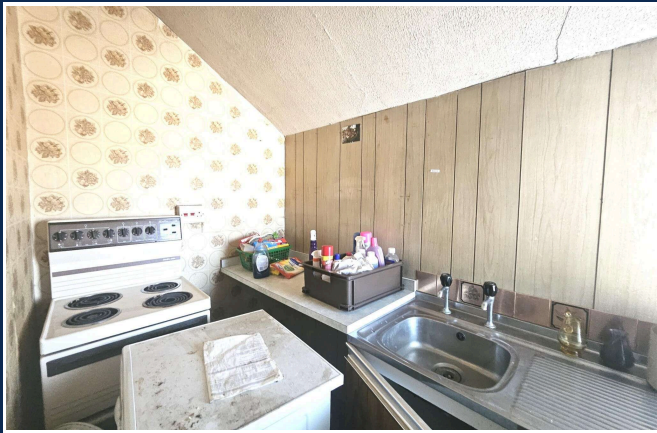
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd offer the opportunity to purchase this first floor flat forming part of a traditional sandstone building. Although the property requires upgrading, given it's sought after address, this would be an ideal purchase for developers as it offers bright and spacious accommodation together with a private rear garden.

Ardrossan is located on the West Coast of North Ayrshire offering breath-taking seaside and rural views. This property is conveniently placed only a short walk away from the bus stop and one of three train stations for easy commuting to Glasgow, Ayr & Largs. Local amenities including shops and restaurants are nearby as well as schools at both primary and secondary levels.

Accommodation Comprises: The property is entered via an external stairway - The T shaped reception hallway offers access to all rooms and boasts having a large walk-in storage cupboard - The lounge is a bright and spacious room - Bedroom two is a double room offering a dressing room/storage area with a window - Shower room which houses a two piece bathroom suit together with a shower cubicle housing an electric shower - Bay windowed master bedroom one is a double room with a storage cupboard - Open plan dining kitchen with a window flooding the room with natural light. This room would be the heart of the home, ideal for family living - From the kitchen area is a door to a kitchenette/utility room.

## MEASUREMENTS

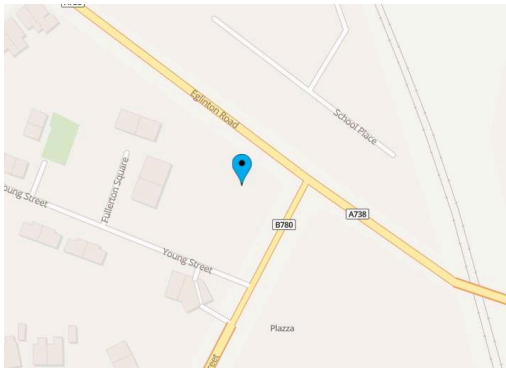
Reception hallway	5.66 m x 4.33 m / 18'7" x 14'2"
Lounge	5.02 m x 3.95 m / 16'6" x 13'0"
Bedroom 2	3.57 m x 3.50 m / 11'9" x 11'6"
Dressing room	2.03 m x 0.78 m / 6'8" x 2'7"
Bay windowed master bedroom	4.22 m x 3.98 m / 13'10" x 13'1"
Shower room	2.04 m x 1.14 m / 6'8" x 3'9"
Kitchenette/Utility room	1.49 m x 2.29 m / 4'11" x 7'6"
Open plan dining kitchen	4.88 m x 3.55 m / 16'0" x 11'8"

## FEATURES

First floor flat  
 Forming part of a traditional sandstone building  
 Two bedrooms  
 Requires upgrading  
 Sought after address  
 Ideal purchase for developers  
 Conveniently placed in town centre locale  
 Ardrossan offers 3 train stations  
 Seaside town

**EPC RATING - E**

**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 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,  
Brodict Isle of Arran KA27 8AJ  
Telephone 01770 302 027

Ref:  
E509121

