

01294 60 2000

www.jascampbell.co.uk

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



Semi-detached House
37 Greenacres, Ardrossan, KA22 7PP
Offers Over £135,000



rightmove

nTheMarket

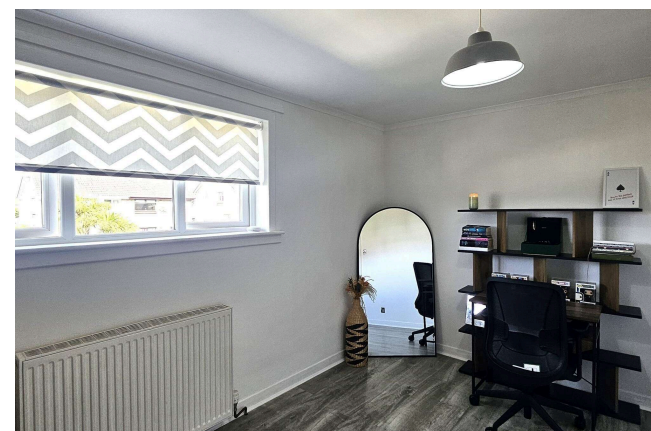
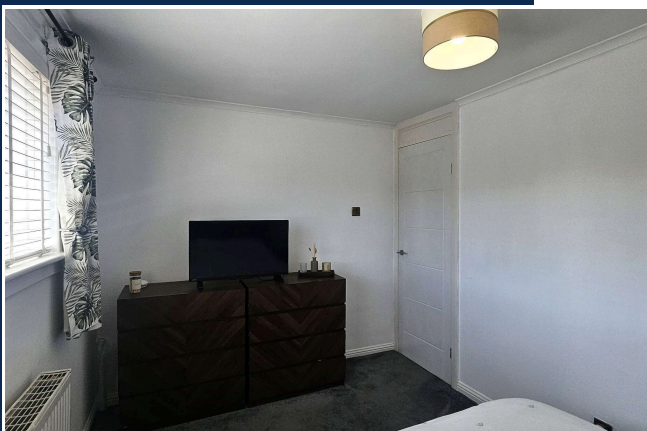
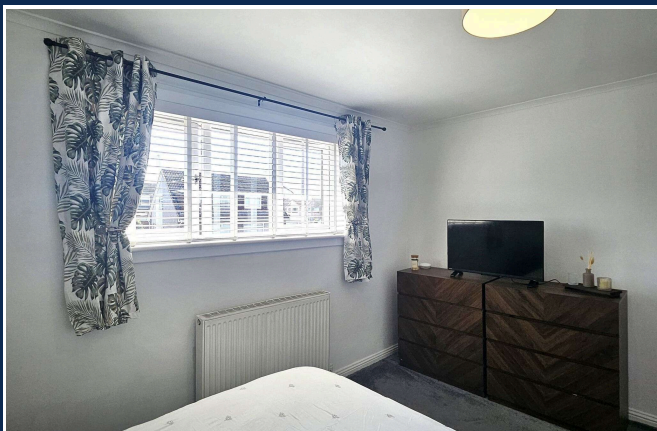
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are pleased to be marketing this well presented semi detached house which is ideally situated within this sought after area of Ardrossan. There are two double bedrooms, private parking to the front and an enclosed rear garden making this an ideal purchase for a range of buyers including first-time purchasers.

Ardrossan's sandy beach and seafront are just a short walk away, while the town centre offers a range of everyday amenities including supermarkets, shops, cafes and medical services. The town is also served by three train stations-Ardrossan South Beach, Ardrossan Town and Ardrossan Harbour-providing regular links to Glasgow, Largs and Ayr.

Ground floor accommodation comprises: Welcoming entrance entrance vestibule with storage offering access to the front facing Lounge which is a bright and spacious room offering a dining space and access to the bedrooms and bathroom via a staircase - From the lounge is the modern fitted kitchen with a range of wall and base units for more than ample storage, sufficient worktop space for everyday cooking together with a gas hob and oven which are included in the sale. There is a door leading to the rear enclosed garden suitable for alfresco dining and entertaining.

First floor accommodation comprises: Top landing - Bedroom One is a front facing double bedroom - The bathroom is fitted with a three piece bathroom suite - Bedroom Two is a rear facing double room with storage.

Internal Viewing Highly Recommended

MEASUREMENTS

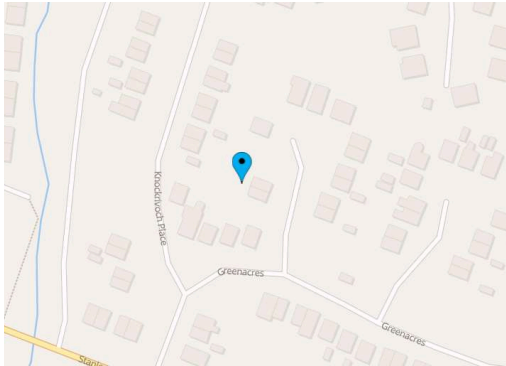
Entrance Vestibule	1.42 m x 1.24 m / 4'8" x 4'1"
Lounge	5.68 m x 3.95 m / 18'8" x 13'0"
Kitchen	2.81 m x 3.92 m / 9'3" x 12'10"
Top Landing	3.02 m x 2.14 m / 9'11" x 7'0"
Bedroom 1	3.95 m x 2.75 m / 13'0" x 9'0"
Bedroom 2	3.94 m x 2.64 m / 12'11" x 8'8"
Bathroom	1.85 m x 1.37 m / 6'1" x 4'6"

FEATURES

Well presented semi detached house
Sought after area of Ardrossan
Two double bedrooms
Private parking to the front
Enclosed rear garden
Ideal for first-time purchasers
Gas central heating
Double glazing
Close to all amenities and transport

EPC RATING - D

COUNCIL TAX BAND - C



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:
E510518

espc

JAS CAMPBELL & CO LTD
ws
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