

01294 60 2000

[www.jascampbell.co.uk](http://www.jascampbell.co.uk)

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



Maisonette Flat  
13 Glasgow Street, Ardrossan, KA22 8EP  
Offers Over £38,000



rightmove

nTheMarket

Zoopla

PrimeLocation.com

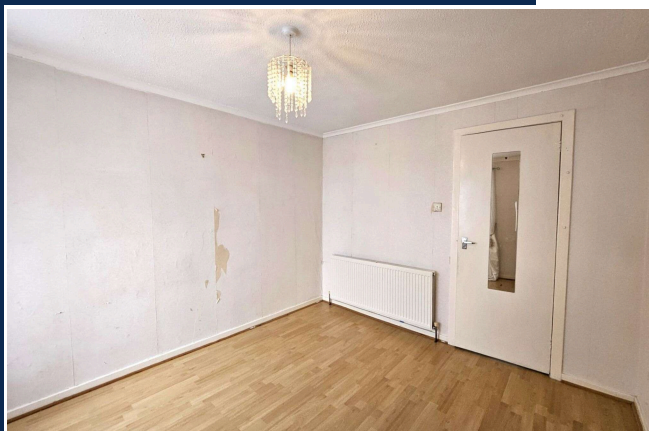
espc











Jas Campbell & Co Ltd are marketing this maisonette flat located in the heart of Ardrossan town. Although the property requires upgrading, it would be an ideal purchase for developers as it offers bright and spacious family living with three bedrooms.

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 a stairway at the side leading to the main door at the rear of this building - Reception Hallway with storage and a staircase leading to the three bedrooms and bathroom - WC with a window to the rear, housing a two piece bathroom suite - Fitted Kitchen with a window to the rear and double glass doors leading to the lounge - The Lounge is an impressive large room with a window to the front.

Top Landing with storage - Bedroom One and Bedroom Two are both double front facing rooms - Bedroom Three is a rear facing room - Family Shower Room houses a two piece bathroom suit together with a shower cubicle housing a Mira electric shower.

Viewing Highly Recommended

## MEASUREMENTS

Reception Hall	4.15 m x 3.01 m / 13'7" x 9'11"
WC	0.95 m x 1.63 m / 3'1" x 5'4"
Kitchen	3.04 m x 4.07 m / 10'0" x 13'4"
Lounge	3.90 m x 5.99 m / 12'10" x 19'8"
Top Landing	3.12 m x 0.93 m / 10'3" x 3'1"
Bedroom 1	3.58 m x 3.08 m / 11'9" x 10'1"
Bedroom 2	3.02 m x 4.47 m / 9'11" x 14'8"
Bedroom 3	2.89 m x 3.53 m / 9'6" x 11'7"
Shower Room	1.70 m x 2.15 m / 5'7" x 7'1"

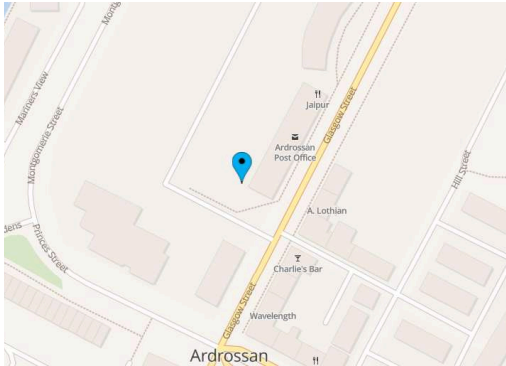
## FEATURES

Three bedroomed family home  
 Ideal purchase for developers  
 Located only a stones throw away from the beach and marina  
 Close to all local amenities and transport  
 Gas Central Heating  
 Excellent storage  
 Ideal purchase for developers

**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 ADVICE

Ref:  
E503331

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