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JAS CAMPBELL & CO LTD
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Maisonette Flat
13 Glasgow Street, Ardrossan, KA22 8EP
Offers Over £38,000







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

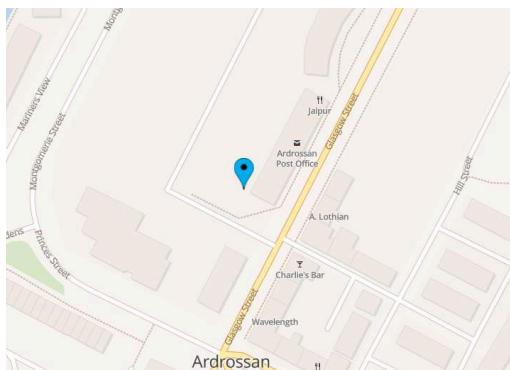
Reception Hall	4.15 m x 3.01 m / 13'7" x 9'11"
WC	0.95 m x 1.63 m / 3'1" x 5'4"
Kitchen	3.04 m x 4.07 m / 10'0" x 13'4"
Lounge	3.90 m x 5.99 m / 12'10" x 19'8"
Top Landing	3.12 m x 0.93 m / 10'3" x 3'1"
Bedroom 1	3.58 m x 3.08 m / 11'9" x 10'1"
Bedroom 2	3.02 m x 4.47 m / 9'11" x 14'8"
Bedroom 3	2.89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



Ref:
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