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



Second Floor Flat
41 Mariners View, Ardrossan, KA22 8BF
Offers Over £120,000



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Jas Campbell & Co are delighted to be marketing this well presented second floor flat which boasts having a prime position with lovely marina and sea views. This property is well presented throughout and offers bright and spacious accommodation. In addition, this flat has two designated parking spaces.

Ardrossan provides easy bus and rail links to Glasgow, Largs and Ayr together with having a Calmac service to the Isle of Arran. All local amenities are within walking distance including restaurants, cafes, shops, dental and doctors surgeries.

The building is entered via a secure door entry system. Each landing is well presented. You first enter a L shaped entrance hallway which offers three storage cupboards providing excellent storage - There is a generously sized bathroom housing a three piece suite - Bedroom one is a double room housing fitted mirrored wardrobes. There is a window overlooking the marina and a door to the ensuite shower room which houses a two piece bathroom suite together with a shower cubicle - Bedroom two is also marina facing and has storage - There is an impressive open plan dining lounge and kitchen with patio doors to a small balcony with canopy where you can enjoy the sea views in any weather - The kitchen area is fitted with wall and floor units for more than ample storage and includes a washing mashing, fridge freezer and cooker.

This property can be left fully furnished subject to additional negotiation.

MEASUREMENTS

L Shaped Hallway	3.71 m x 2.37 m / 12'2" x 7'9"
Bathroom	2.94 m x 1.81 m / 9'8" x 5'11"
Bedroom 1	3.99 m x 2.84 m / 13'1" x 9'4"
Ensuite Shower Room	1.82 m x 1.65 m / 6'0" x 5'5"
Bedroom 2	3.59 m x 2.79 m / 11'9" x 9'2"
Dining Lounge	6.74 m x 4.00 m / 22'1" x 13'1"
Breakfasting Kitchen	3.07 m x 2.42 m / 10'1" x 7'11"

FEATURES

Second floor flat
 Two bedrooms
 Prime position offering marina and sea views
 Two designated parking spaces
 Double glazing
 Gas central heating
 Easy bus and rail links to Glasgow, Largs and Ayr
 Walking distance to local amenities including restaurants, cafes, shops, dental and doctors surgeries
 More than ample storage throughout
 Secure door entry system

EPC RATING - B

COUNCIL TAX BAND - E



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan 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

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