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JAS CAMPBELL & CO LTD
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solicitors notaries estate agents



Detached House
29a Caldwell Road, West Kilbride, KA23 9LF
Offers Over £440,000



rightmove

nTheMarket

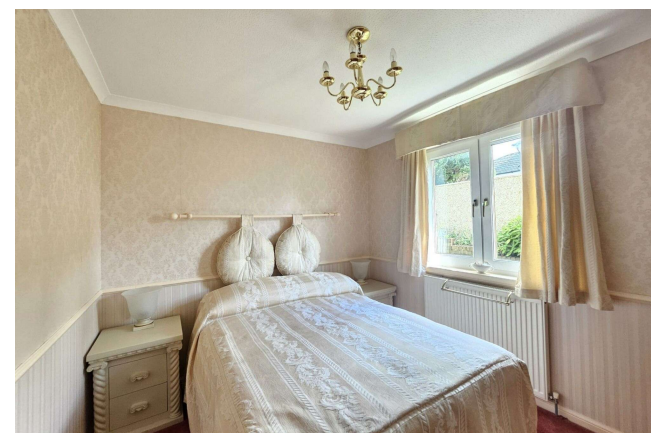
Zoopla

PrimeLocation.com

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Jas Campbell & Co Ltd are proud to be marketing 29a Caldwell Road which is ideally placed in the picturesque coastal village offering elevated sea views over to the isle of Arran and beyond . This deceptively spacious family home is uniquely split over three levels offering two generously sized bedrooms and three public rooms, one of which could be utilised as a third double bedroom offering access to the outdoor terrace where you can take in the breath-taking sea views. There are beautiful gardens to front and rear planted with mature trees and vibrant flower beds together with a detached brick garage with a window offering sea views.

The beautiful coastal village of West Kilbride offers a variety of local amenities including primary school, train station, golf course, beach and the popular Seamill Hydro which provides restaurants and leisure facilities and is also well located for road & railway links to Glasgow, Ayr & Largs.

Ground Floor Accommodation Comprises: Entrance Hallway with staircases to both the lower and first levels - WC housing a two piece bathroom together with a storage cupboard - Utility Room with storage, a front facing window and a storm door to the side.

First Level Accommodation Comprises: Modern fitted kitchen with a side facing window. There are wall and floor units for more than ample storage together with a electric oven and fitted microwave, gas hob and integral dishwasher.

Lower Level Accommodation Comprises: Bedroom One is a large sea facing double room - En- Suite shower room housing a two piece bathroom suite with shower cubicle - Bedroom Two is a generously sized side facing bedroom - Sitting room or third bedroom with glass doors to the terrace and teared gardens - Family Bathroom housing a four

MEASUREMENTS

Entrance Hall	1.98 m x 1.95 m / 6'6" x 6'5"
Utility Room	2.75 m x 1.56 m / 9'0" x 5'1"
WC	2.65 m x 1.59 m / 8'8" x 5'3"
Lower Level Hall	2.55 m x 2.08 m / 8'4" x 6'10"
Bedroom 1	3.37 m x 3.90 m / 11'1" x 12'10"
Ensuite	1.92 m x 2.73 m / 6'4" x 8'11"
Bedroom 2	3.12 m x 2.62 m / 10'3" x 8'7"
Sitting Room or Third Bedroom	4.79 m x 3.70 m / 15'9" x 12'2"
Family Bathroom	2.81 m x 2.80 m / 9'3" x 9'2"
First Level Hall	1.42 m x 1.95 m / 4'8" x 6'5"
Dining Kitchen	3.69 m x 2.63 m / 12'1" x 8'8"
Kitchen	3.65 m x 2.74 m / 12'0" x 9'0"
Lounge	6.00 m x 4.20 m / 19'8" x 13'9"

FEATURES

Pristine condition
Spectacular sea views
Uniquely split over three levels
Two bedrooms and three bedrooms
Gas central heating & Double glazing
Outdoor terrace
Beautiful gardens to front and rear
Detached brick garage with a window
Close to local amenities .

EPC RATING - C
COUNCIL TAX BAND - F



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:
E511502

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