

01294 60 2000

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



First Floor Flat
20 Bevan Court, Ardrossan, KA22 8PB
Offers Over £85,000



rightmove

nTheMarket

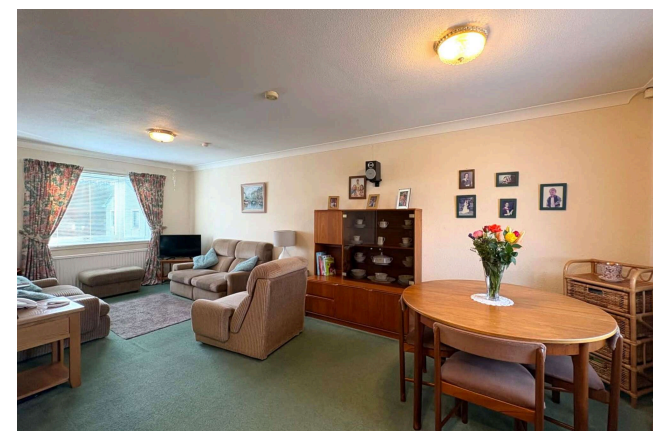
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Estate Agency Hub are proudly marketing, this first-floor main door flat with sea views which is ideally located in a much sought after seaside area of Ardrossan. There is an enclosed private garden hosting a shed and residents parking making this an ideal purchase for first-time buyers or those looking to downsize.

The flat enjoys a highly convenient location with easy access to a wide range of local amenities, including Asda supermarket, independent shops, cafes, restaurants, and excellent transport links by bus, train, and ferry, making commuting straightforward. The beach and marina are both within a short walk, offering an attractive coastal lifestyle.

Access is via an external stairwell - The entrance hallway offers access to all rooms together with access to loft space - The bathroom houses a three-piece suite - Front facing double bedroom with fitted mirrored wardrobes - Spacious dining lounge with two windows flooding the room with natural light - The kitchen is open plan to the dining lounge and houses wall and floor units for more than ample storage.

Internal Viewing Recommended

MEASUREMENTS

Hallway	2.77 m x 0.89 m / 9'1" x 2'11"
Bathroom	2.59 m x 1.72 m / 8'6" x 5'8"
Double Bedroom	2.85 m x 3.14 m / 9'4" x 10'4"
Dining Lounge/Kitchen	6.77 m x 4.75 m / 22'3" x 15'7"

FEATURES

First floor main door flat
Sought after seaside area
Double bedroom
Ideal purchase for first-time buyers or those looking to downsize
Private garden
Residents parking
Close to local amenities including Asda supermarket and transport
No chain

EPC RATING - C

COUNCIL TAX BAND - B



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:
E514192

espc

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