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JAS CAMPBELL & CO LTD  
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solicitors notaries estate agents



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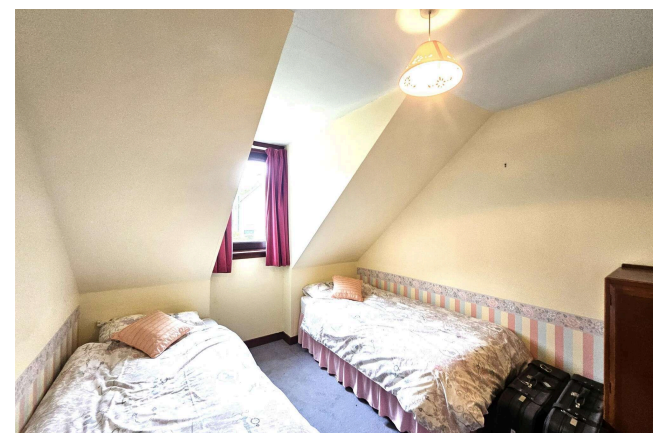
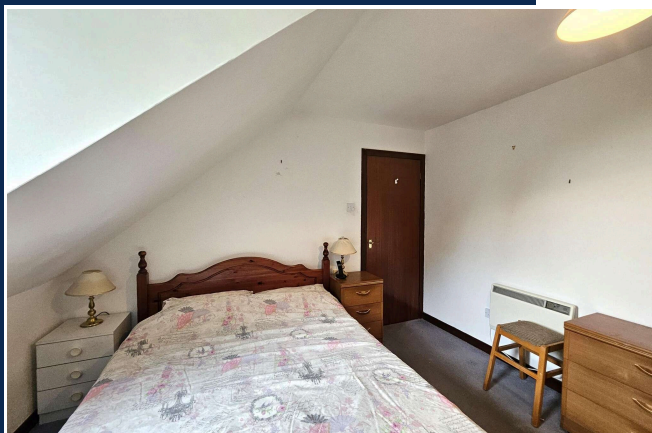
PrimeLocation.com

espc

Linked Detached House  
5 Ashdale Way, Whiting Bay, Isle of Arran, KA27 8QX  
Offers Over £230,000







Jas Campbell & Co are delighted to be marketing, 5 Ashdale Way which is a charming linked-detached family home situated within a quiet cul-de-sac in Whiting Bay. The property boasts from having lovely sized gardens with countryside views to the rear. The property itself is an attractive home with well-proportioned accommodation throughout. While it would benefit from a degree of modernisation, it provides a fantastic blank canvas for a purchaser to create a home tailored to their own style and requirements. The attached garage, linked to the neighbouring property's garage, offers useful storage, parking or potential for alternative uses subject to any necessary consents.

Whiting Bay is a thriving coastal village with a strong community spirit, offering a range of local amenities including shops, cafes, restaurants, a golf course and primary school, while regular bus services provide easy access to the wider island. Surrounded by beautiful scenery and coastal walks, it remains a highly desirable location for both families and those seeking a relaxed island lifestyle.

Ground floor accommodation comprises: Welcoming Entrance Hallway - WC which is located under the stairs - Front facing Lounge with glass panelled doors opening into the dining kitchen - Open plan Dining Kitchen with breakfast bar in the centre of the room. The dining area benefits from having patio doors opening to the rear garden. The kitchen area hosts wall and floor units for more than ample storage together with a door providing access to the garden and attached garage.

First floor accommodation comprises: Top Landing - Bedroom One is a rear facing double room - Bedroom Two is a front facing double room - Bedroom Three is a single room with a window to the front of the property which could be used as a home office - Family bathroom housing a three piece suite with shower over the bath.

## MEASUREMENTS

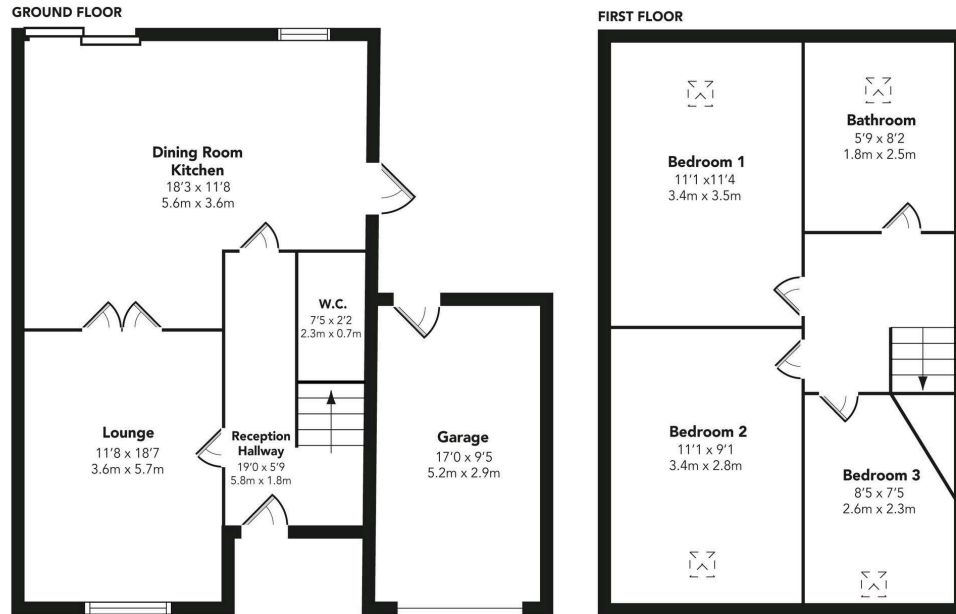
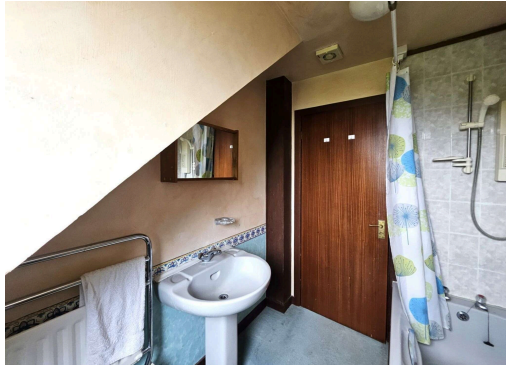
Reception Hall	1.80 m x 5.80 m / 5'11" x 19'0"
WC	2.30 m x 0.70 m / 7'7" x 2'4"
Lounge	3.60 m x 5.70 m / 11'10" x 18'8"
Open Plan Dining Kitchen	5.60 m x 3.60 m / 18'4" x 11'10"
Bedroom 1	3.40 m x 3.50 m / 11'2" x 11'6"
Bedroom 2	3.40 m x 2.80 m / 11'2" x 9'2"
Bedroom 3	2.60 m x 2.30 m / 8'6" x 7'7"
Family Bathroom	1.80 m x 2.50 m / 5'11" x 8'2"
Garage	5.20 m x 2.90 m / 17'1" x 9'6"

## FEATURES

Linked-detached family home  
 Three Bedrooms  
 Double Glazing  
 Electric Heating  
 Situated within a quiet cul-de-sac  
 Lovely sized gardens with countryside views to the rear  
 Well-proportioned accommodation throughout  
 Attached garage linked to the neighbouring property's garage  
 Located in Whiting Bay, a thriving coastal village

**EPC RATING - F**

**COUNCIL TAX BAND - E**



Floorplans are indicative only - not to scale  
Produced by Plushplans

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.



SOLEICITORS  
AND INDEPENDENT  
FINANCIAL ADVICE

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