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



First Floor Flat
1b (1L) Hill Place, Ardrossan, KA22 8HX
Fixed Price £80,000



rightmove

nTheMarket

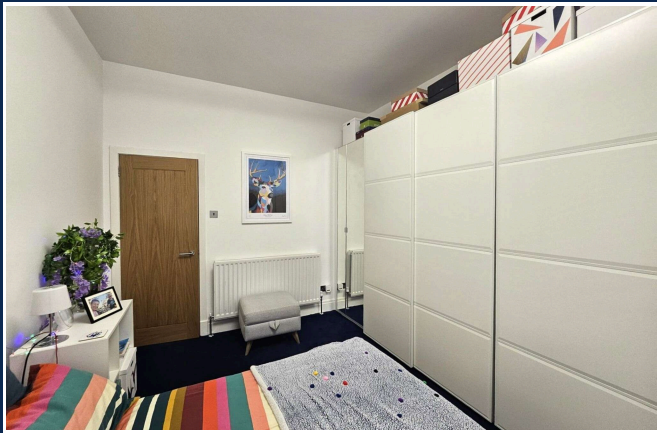
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Estate Agency Hub are proudly marketing, this beautifully presented large first-floor flat, forming part of a traditional stone building in the heart of Ardrossan making it a highly attractive home or investment opportunity.

This seaside property would be an ideal purchase for first-time buyers or those looking to downsize. The flat has been fully refurbished at the beginning of 2023, with new windows, a modern fitted kitchen, a contemporary bathroom, new gas boiler and flooring installed throughout, allowing a purchaser to move in with confidence into hassle free living.

The property enjoys a highly convenient location with easy access to a wide range of local amenities, including Asda supermarket, independent shops, cafés, 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 a secure door entry system with the close recently redecorated to a high standard and retaining an original ornate wrought-iron staircase leading to the flat - The Entrance Hallway is bright and well proportioned, providing ample space for coats and footwear. The hall benefits from having a large storage area within the suspended ceiling - Front facing Double Bedroom with fitted wardrobes - Rear facing modern Shower Room with two-piece bathroom suite and separate shower cubicle - Spacious Lounge with two windows flooding the room with natural light, offering flexibility for both home working and relaxation - The large Dining Kitchen overlooks the rear garden and is fitted with wall and floor units, integrated appliances including washer/dryer and fridge freezer, along with an electric oven and hob.

This well-presented property offers excellent quality of internal living with generous storage, as well as a substantial external shed located within the communal grounds.

Internal Viewing Essential

MEASUREMENTS

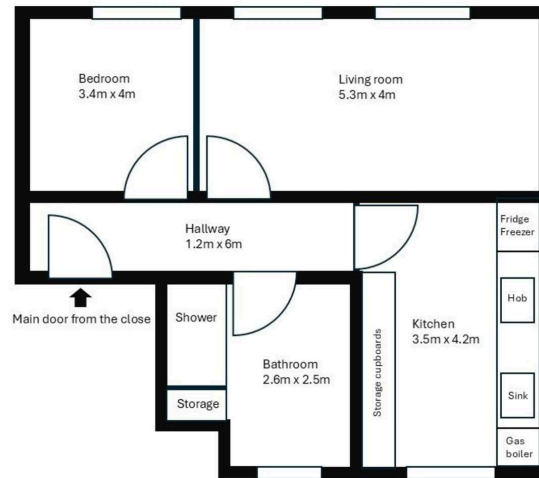
Entrance Hallway	6.00 m x 1.20 m
Double Bedroom	4.00 m x 3.4m
Shower Room	2.60 m x 2.50 m
Lounge	5.30 m x 4.00 m
Dining Kitchen	4.20 m x 3.50 m

FEATURES

Beautifully presented large first floor flat
Pristine Condition fully refurbished in 2023
Double bedroom, spacious living room and kitchen
Floored loft and large shed for more than ample storage
Ideal purchase for first time buyers or downsizing
Close to a wide range of amenities, beach & marina
Seaside location
Double Glazing
Gas Central Heating

EPC RATING - C

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.



SOLICITORS
AND INDEPENDENT
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