

01294 60 2000

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



Semi-Detached House
2 Finlay Avenue, Dalry, KA24 4EA
Offers Over £65,000



rightmove

nTheMarket

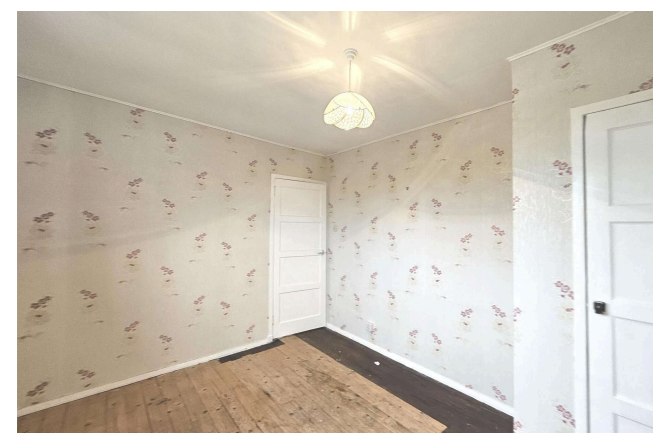
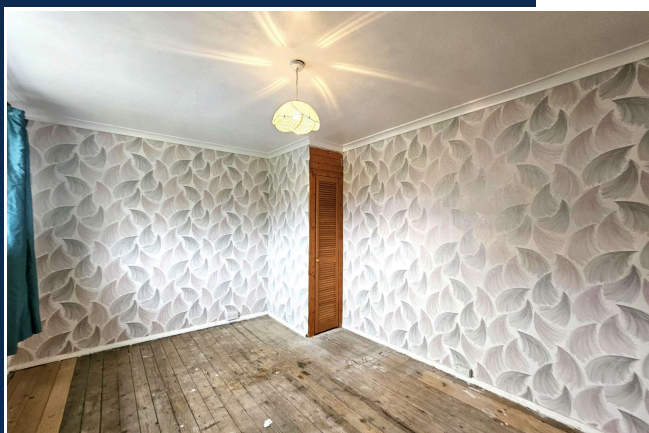
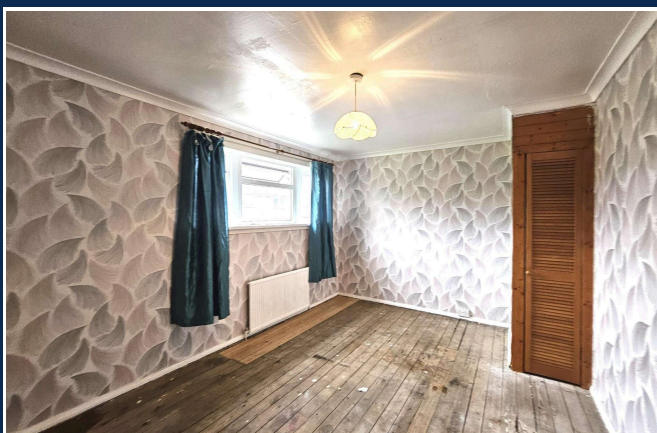
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co are excited to be offering a fantastic development opportunity. This semi detached house which requires upgrading occupies a prime end plot benefiting from having possible off road parking together with large side and rear gardens.

Dalry offers a range of local amenities including two schools, independent shopping, a Co-op, a LIDL, bus services and a railway station together with good road links for easy commuting.

Ground floor accommodation comprises: Entrance Hallway with a storage cupboard under the stairs ideal for storing shoes and jackets - Dining Lounge with windows overlooking both the front and rear gardens - The Kitchen is entered via the hallway and houses wall and floor units providing more than ample storage. There is a storm door to the side leading the enclosed gardens.

First floor accommodation comprises: Top Landing with a window to the side and a hatch to the loft space - Shower Room housing a two piece bathroom suite and a separate shower cubicle housing a Triton electric shower - Bedroom One is a front facing double room hosting two shelved storage cupboards - Bedroom Two is a rear facing double room with a cupboard housing the water tank.

Internal Viewing Highly Recommended

MEASUREMENTS

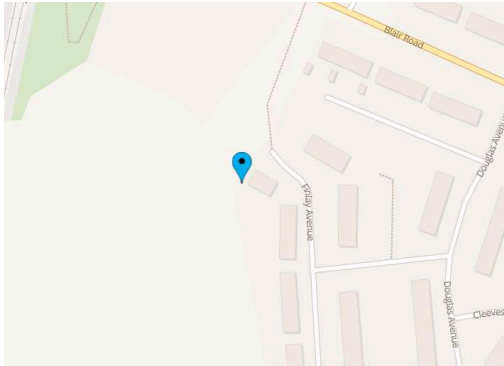
| | |
|---------------|----------------------------------|
| Hallway | 2.95 m x 2.14 m / 9'8" x 7'0" |
| Dining Lounge | 6.48 m x 3.43 m / 21'3" x 11'3" |
| Kitchen | 3.33 m x 2.74 m / 10'11" x 9'0" |
| Top Landing | 1.96 m x 1.20 m / 6'5" x 3'11" |
| Bedroom 1 | 4.42 m x 3.19 m / 14'6" x 10'6" |
| Bedroom 2 | 3.61 m x 3.12 m / 11'10" x 10'3" |
| Shower Room | 1.96 m x 1.78 m / 6'5" x 5'10" |

FEATURES

Semi detached house
 Two bedrooms
 Development opportunity
 Gas central heating
 Occupies a prime end plot
 Possible off road parking at the front of the property
 Large enclosed side and rear gardens
 Convenient for local amenities and transport including Dalry railway station

EPC RATING - E

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, 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
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