

01294 60 2000

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JAS CAMPBELL & CO LTD
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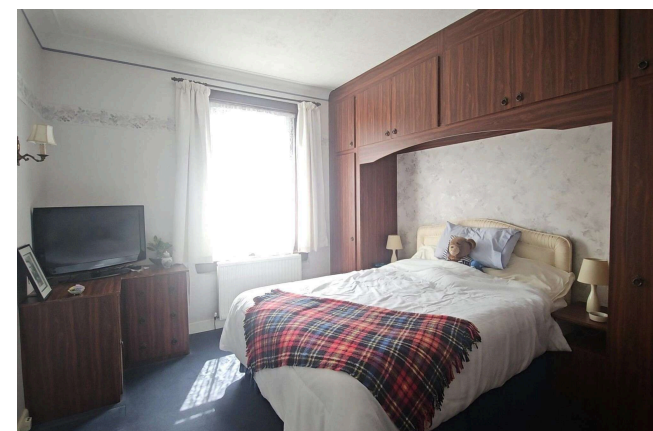
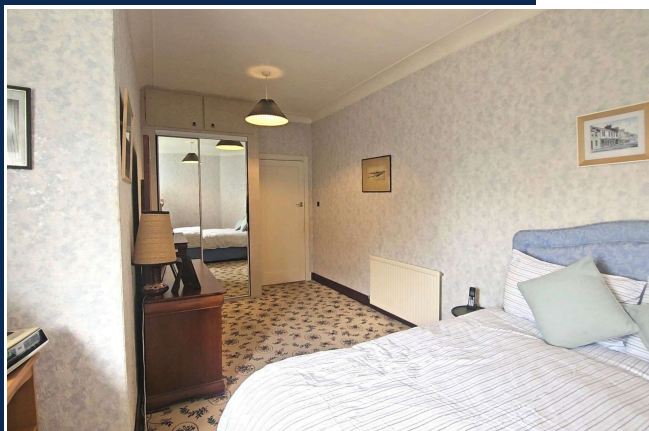
PrimeLocation.com

espc

Detached Bungalow
4 Border Avenue, Saltcoats, KA21 5NH
Offers Over £230,000







Jas Campbell & Co Ltd are delighted to be marketing this detached bungalow which is conveniently situated in a much sought after locale of Saltcoats. This traditional style home would be a suitable purchase for a family or for retirees and boasts having an extended extensive rear garden which is beautifully landscaped planted with fruit and vegetables including a greenhouse and sheds suitable for keen gardeners. The outside space is truly peaceful with separate spaces. There is more than ample parking at the front of the house. The front garden consists of a grass area with paving slabs and stone chips leading to a garage.

Saltcoats is a popular seaside town on the West Coast of Scotland within close proximity to all local amenities such as supermarkets, local shops, transport including road and railway links, health centre, beach, primary and secondary schools.

Accommodation Comprises: Entrance Vestibule with vintage flooring - Reception Hallway which offers access to all apartments and boasts having a storage cupboard - Dining Room with a bay window overlooking the front garden and featuring a fireplace with open fire. This room could be used as a further bedroom if desired - The Lounge is an impressive room with a front facing bay window and a feature fireplace - Bedroom One is an extended double bedroom with a window to the side overlooking the beautifully landscaped gardens - Bedroom Two is rear facing with fitted wardrobes - The Shower Room houses a two piece bathroom suite and shower cubicle - The Impressive dining Kitchen is entered via the hallway and can also be accessed externally via a side door. From this part of the room is access to the floored loft via a Ramsay ladder. There are windows and a door to the rear flooding this room with natural light. There are wall and floor units for more than ample storage - The Home Office is directly off the kitchen with a window to the rear garden. This could be used as a storage area, pantry or a utility room.

MEASUREMENTS

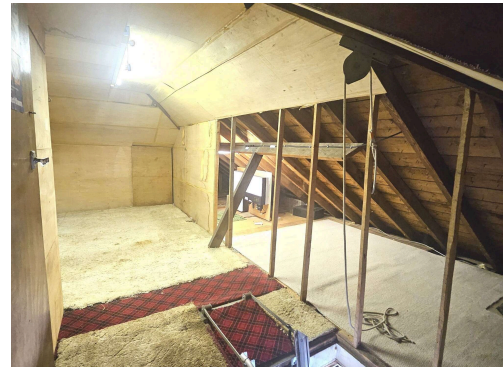
Entrance Vestibule	1.17 m x 0.97 m / 3'10" x 3'2"
Reception Hallway	4.21 m x 2.81 m / 13'10" x 9'3"
Lounge	4.95 m x 3.79 m / 16'3" x 12'5"
Dining Room	3.68 m x 4.57 m / 12'1" x 15'0"
Bedroom 1	6.10 m x 3.35 m / 20'0" x 11'0"
Bedroom 2	4.14 m x 3.34 m / 13'7" x 10'11"
Shower Room	2.32 m x 1.49 m / 7'7" x 4'11"
Dining Kitchen	9.10 m x 3.94 m / 29'10" x 12'11"
Home Office	2.43 m x 2.95 m / 8'0" x 9'8"

FEATURES

Detached bungalow
Two bedrooms and two public rooms
Floored loft suitable for conversion subject to consents
Located in sought after locale in Saltcoats
Traditional style family home suitable for a variety of buyers
Double Glazing
Gas central heating
Beautifully landscaped rear garden planted with fruit and vegetables
Front garden and driveway leading to a garage
Close to all local amenities and transport

EPC RATING - D

COUNCIL TAX BAND - D



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:
E510623

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JAS CAMPBELL & CO LTD
ws
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Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street Ardrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodict Isle of Arran KA27 8AJ
Telephone 01770 302 027