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



End Terraced House  
22 Mount Pleasant, Stevenston, KA20 3ES  
Offers Over £95,000



rightmove

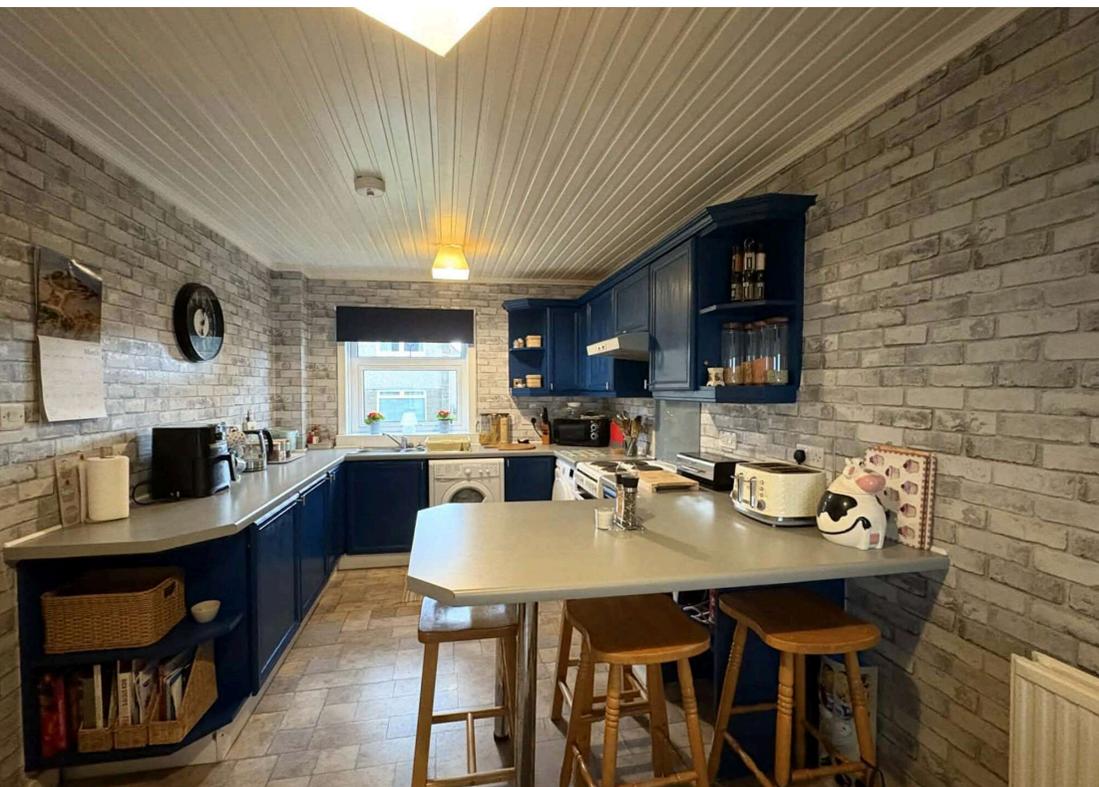
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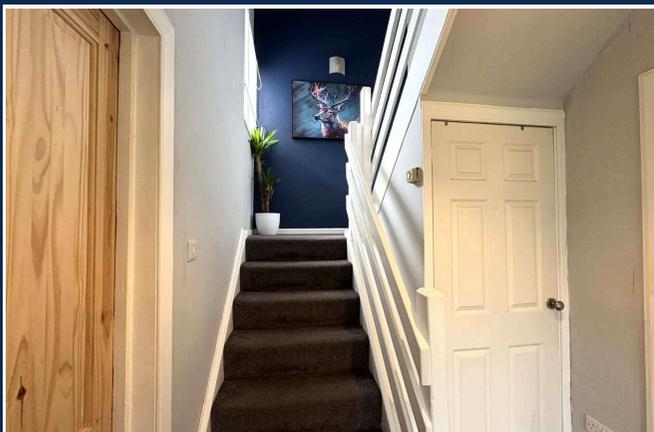
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this End Terraced House, located in a much sought after area. This bright & spacious family home is conveniently placed within a very short walk from the town centre for all local amenities including doctor and dental surgeries as well as bus links. There are three generously sized bedrooms together with private enclosed front and rear gardens making this an ideal purchase for a variety of buyers including first time buyers.

Stevenston is seaside town located on the west coast offering easy access to the sandy beach, local amenities including supermarkets, convenience stores, petrol stations, leisure facilities, places to and dine together with established schooling at both primary and secondary levels. There is a train station within an approximate 20 minutes walk for easy commuting to Glasgow, Ayr and Largs.

Ground Floor Accommodation Comprises: Entrance Vestibule - Reception Hallway housing a large storage cupboard together with a staircase leading to the first floor - Lounge with windows to both the front and rear flooding the room with natural light - Dining Kitchen with a window to the front and patio doors to a rear porch. There are wall and floor units for more than ample storage - Rear Porch which is currently utilised as a utility room. From here is a storm door to the enclosed rear garden.

First Floor Accommodation Comprises: Top Landing with loft hatch - Family Bathroom housing a modern 3 piece suite - Bedroom One is a rear facing double room - Bedroom Two is front facing double room - Bedroom Three is a large single/ small double room which overlooks the rear garden.

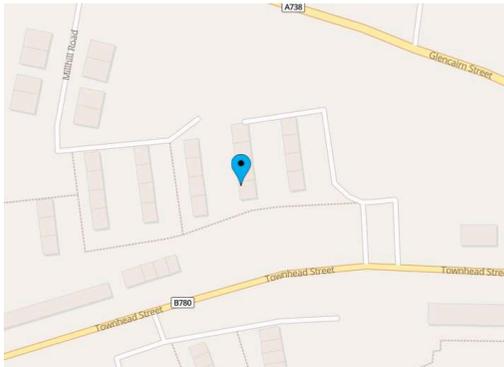
## MEASUREMENTS

Entrance Vestibule	1.63 m x 1.61 m / 5'4" x 5'3"
Reception Hallway	1.96 m x 1.63 m / 6'5" x 5'4"
Lounge	4.87 m x 3.55 m / 16'0" x 11'8"
Dining Kitchen	4.86 m x 2.85 m / 15'11" x 9'4"
Rear Porch	2.66 m x 1.33 m / 8'9" x 4'4"
Top Landing	3.00 m x 3.00 m / 9'10" x 9'10"
Bathroom	1.92 m x 1.68 m / 6'4" x 5'6"
Bedroom 1	4.89 m x 2.95 m / 16'1" x 9'8"
Bedroom 2	2.81 m x 3.63 m / 9'3" x 11'11"
Bedroom 3	3.59 m x 2.02 m / 11'9" x 6'8"

## FEATURES

End terraced house  
 Three bedrooms  
 Sought after area within seaside town  
 Conveniently placed within a very short walk from the town centre  
 Private enclosed front and rear gardens  
 Ideal purchase for a variety of buyers  
 Gas Central Heating  
 Double Glazed  
 Bus & railway links for easy commuting  
 More than ample storage  
 Private Garage

**EPC RATING - D**  
**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, 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  
FINANCIAL ADVISERS

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