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JAS CAMPBELL & CO LTD
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solicitors notaries estate agents



Detached Bungalow
13 Ardneil Avenue, West Kilbride, KA23 9LL
Price from £450,000



rightmove

nTheMarket

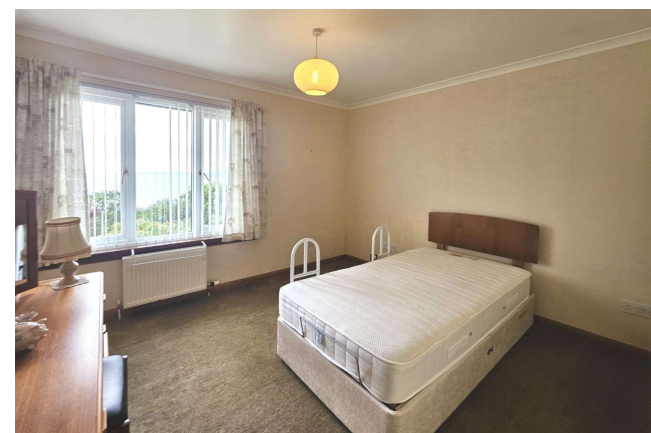
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are proud to be marketing 13 Ardneil Avenue which is a spacious bespoke detached bungalow offering breath-taking elevated sea views. This ideal family home offers ground floor living accommodation and boasts having a basement with a window for extensive storage or home working. To the front of this lovely home is space for vehicles together with an attached garage offering potential to be converted into a further living space (subject to consents). The rear tiered garden is extensive and boasts having mature trees and shrubs with lawn and patio areas, making this a perfect place to enjoy the sunshine taking in the beautiful sea views.

The stunning coastal village of West Kilbride offers a variety of local amenities including primary school, train station, golf course and beach. The popular Seamill Hydro provides restaurants and leisure facilities. This property is also well located for road & railway links to Glasgow, Ayr & Largs.

You first enter into a vestibule which leads to a reception hallway offering access to rooms located to both the right and the left hand side of the house.

To the right of the hallway is bedroom one which is a rear facing double room housing a fitted wardrobe - From bedroom one is a door to the shower room which houses a two piece bathroom suite and separate shower cubicle. This room can also be accessed via the reception hallway - Bedroom two is also a double rear facing room with a fitted wardrobe. Both bedrooms one and two offer panoramic sea views - Bedroom three is a side facing small double room with a storage cupboard - Family shower room with window to side. This room houses a two piece bathroom suite and separate shower cubicle.

To the left of the reception hallway is the impressive lounge boasting two windows overlooking the sea over to the isle of Arran and beyond - From the lounge is a feature stained glass door leading to the dining kitchen. This room is bright and spacious and houses wall and floor units for more than ample storage - There is a utility room with a door to the side leading to the gardens - The dining room is front facing and could be utilised as a further bedroom if required.

MEASUREMENTS

Entrance Vestibule	0.91 m x 1.49 m / 3'0" x 4'11"
Reception Hallway	12.80 m x 3.22 m / 42'0" x 10'7"
Bedroom 1	3.85 m x 3.67 m / 12'8" x 12'0"
Ensuite Shower Room	2.37 m x 0.93 m / 7'9" x 3'1"
Bedroom 2	3.50 m x 3.18 m / 11'6" x 10'5"
Bedroom 3	3.10 m x 3.01 m / 10'2" x 9'11"
Shower Room	2.21 m x 1.81 m / 7'3" x 5'11"
Dining Room	3.60 m x 2.63 m / 11'10" x 8'8"
Lounge	5.65 m x 4.36 m / 18'6" x 14'4"
Dining Kitchen	5.62 m x 2.96 m / 18'5" x 9'9"
Utility Room	2.69 m x 2.32 m / 8'10" x 7'7"

FEATURES

Bespoke detached bungalow
 Three bedrooms
 Offering breath-taking elevated sea views
 Family home
 Ground floor living accommodation
 Loft and basement for extensive storage
 Attached garage and driveway
 Close to all local amenities and transport links
 Double glazing & Gas central heating
 Rear tiered garden with mature trees, flower beds, lawn and patio areas

EPC RATING - C
COUNCIL TAX BAND - F



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

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E512617

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