

01294 60 2000

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



End Terraced House
47 Elm Park, Ardrossan, KA22 7DA
Offers Over £78,000



rightmove

nTheMarket

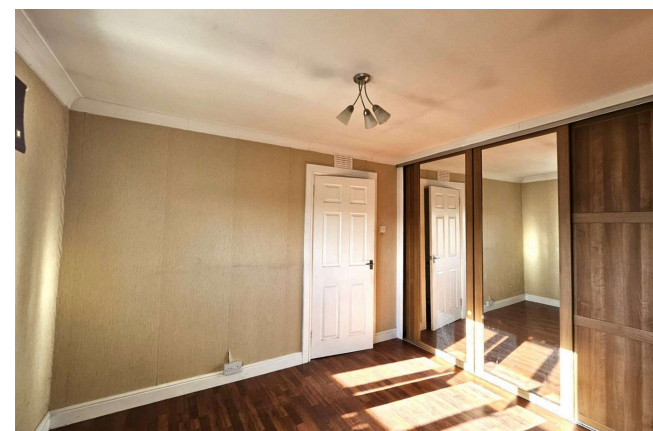
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd present this two bedroom end terraced house to the market. The property would be an ideal purchase for first time buyers or for investors as a buy to let and benefits from having front and rear gardens as well as off-road parking and a garage at the rear, which requires some upgrading.

Ardrossan is located on the West Coast of North Ayrshire offering breath-taking seaside and rural views. This property is conveniently placed only a short walk away from the bus stop and one of three train stations for easy commuting to Glasgow, Ayr & Largs. Local amenities including shops and restaurants are nearby as well as schools at both primary and secondary levels. Ground Floor

Accommodation Comprises: Entrance vestibule - Hallway with stairs leading to top landing - Dining Lounge boasting windows overlooking the front and rear filling the room with natural light - Kitchen which houses wall and floor units for more than ample storage. There is a window and door to the rear garden.

First Floor Accommodation Comprises: Top Landing - Bedroom One is a front facing double room with a large storage cupboard - Bedroom Two is a rear facing double room which houses fitted wardrobes - Family Bathroom with three piece suite and a Power Shower over the bath.

Internal viewing recommended.

MEASUREMENTS

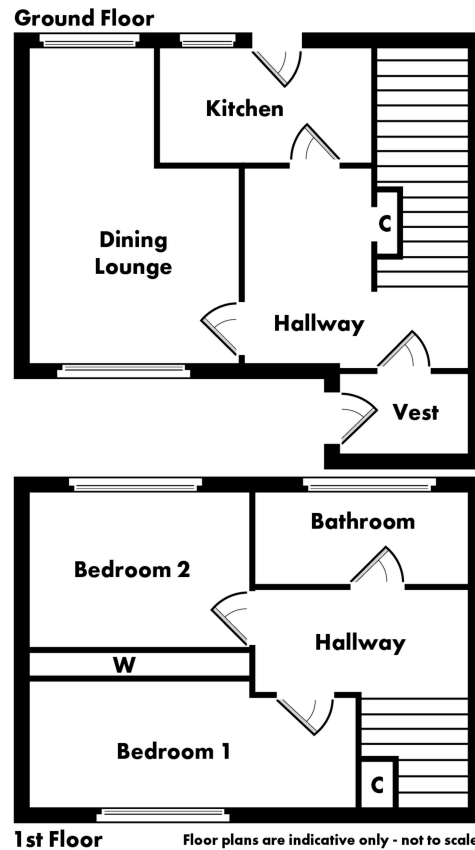
Entrance Vestibule	1.79 m x 1.79 m / 5'10" x 5'10"
Entrance Hallway	4.17 m x 1.81 m / 13'8" x 5'11"
Dining Lounge	6.99 m x 3.47 m / 22'11" x 11'5"
Kitchen	2.88 m x 2.71 m / 9'5" x 8'11"
Top Landing	2.19 m x 2.01 m / 7'2" x 6'7"
Bedroom 1	4.44 m x 3.03 m / 14'7" x 9'11"
Bedroom 2	3.16 m x 3.25 m / 10'4" x 10'8"
Bathroom	1.69 m x 2.17 m / 5'7" x 7'1"

FEATURES

Two Double Bedrooms
Chain Free
Off-Road Parking & Garage
Investment Opportunity
Gas Central Heating
Double Glazing
Front & Rear Gardens
Seaside Locale

EPC RATING - D

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
FINANCIAL ADVICE

Ref:
E501918

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JAS CAMPBELL & CO LTD
ws
solicitors notaries estate agents



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