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



rightmove

nTheMarket

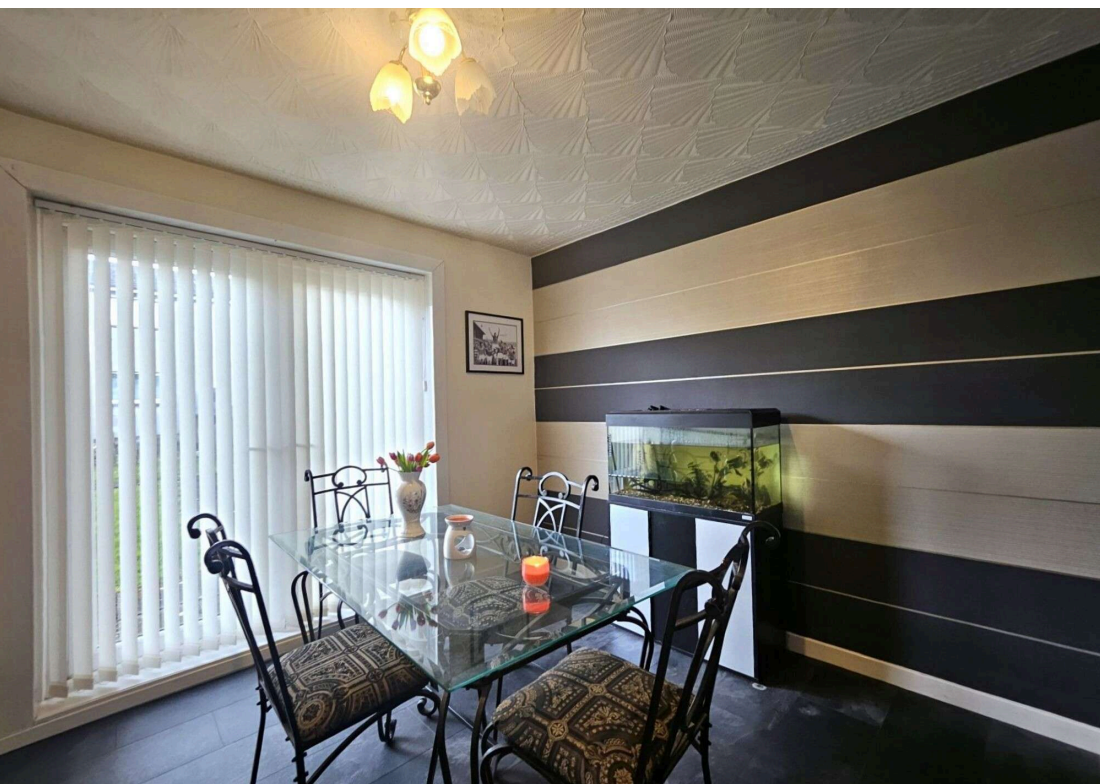
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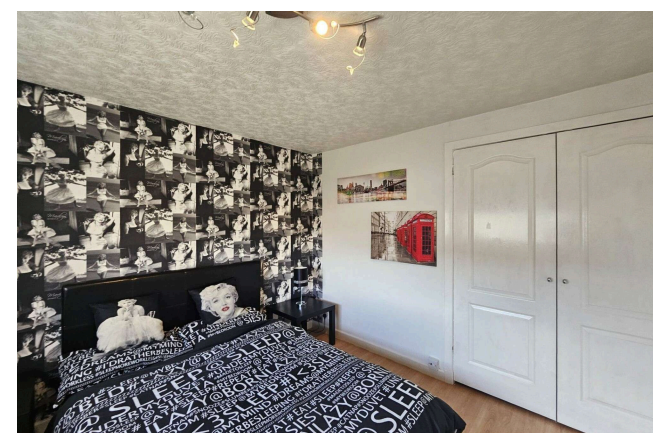
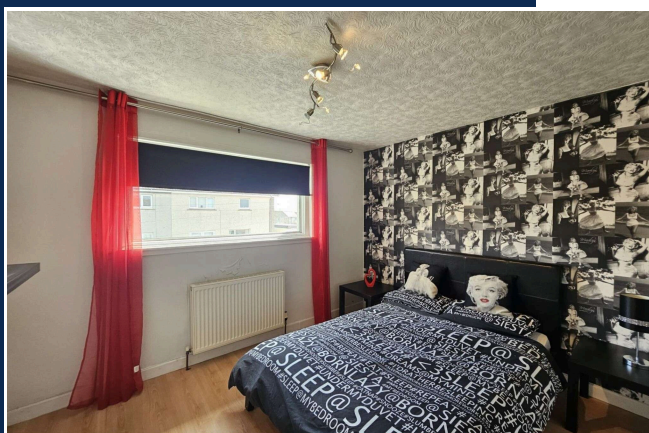
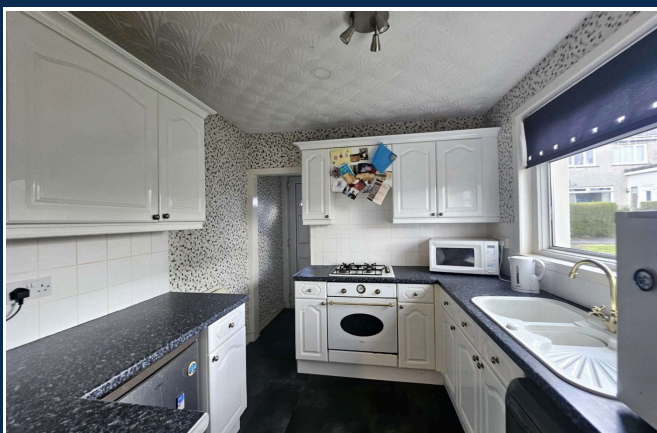
PrimeLocation.com

espc

Semi-detached House
71 Dalry Road, Saltcoats, KA21 6HL
Offers Over £99,999







Jas Campbell & Co Ltd are delighted to be marketing this much sought after four bed roomed family home. This neatly presented semi detached house offers bright and spacious accommodation together with substantial gardens to the front side and rear. This would be an excellent first time home or investment opportunity.

Saltcoats is a beautiful seaside town on the west coast, 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.

Ground Floor Accommodation Comprises: Vestibule - Hallway with a staircase leading to three bedrooms, shower room and utility room - Bedroom 4/Home Office with a front facing window - The Dining Lounge boasts having a window to the front together with French doors to the rear garden - From the dining area, is a door to the rear facing Kitchen which is fitted with wall and floor units for more than ample storage - Rear Porch with a storm door leading to the side and rear gardens - WC housing a modern 2 piece bathroom suite with a small side facing window.

First Floor Accommodation Comprises: Mid Landing with window to the side - Top Landing with a hatch to the partly floored loft - Utility Room housing wall and floor units together with a washing machine as well as the boiler - Family Shower Room offering a modern two piece bathroom suite and free standing shower cubicle housing a power shower - Bedroom 1 is located to the front of the property and is a generously sized double room with fitted wardrobes - Bedroom 2 is a double rear facing room with fitted wardrobes - Bedroom Three is a front facing double room.

Internal Viewing highly Recommended

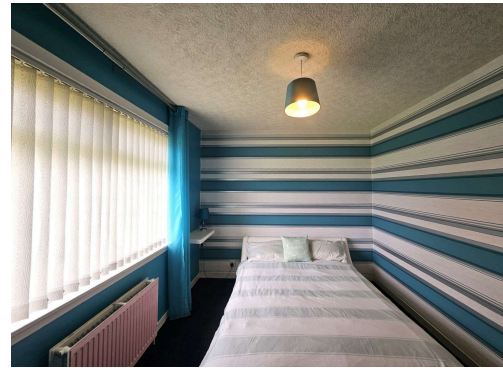
MEASUREMENTS

Entrance Vestibule	1.63 m x 1.02 m / 5'4" x 3'4"
Hallway	3.07 m x 1.34 m / 10'1" x 4'5"
Bedroom 4/Home Office	2.70 m x 2.61 m / 8'10" x 8'7"
Dining Lounge	7.38 m x 3.48 m / 24'3" x 11'5"
Kitchen	2.99 m x 2.57 m / 9'10" x 8'5"
Rear Porch	1.21 m x 1.05 m / 4'0" x 3'5"
WC	1.49 m x 0.99 m / 4'11" x 3'3"
Mid Landing	1.85 m x 1.05 m / 6'1" x 3'5"
Top Landing	2.69 m x 1.43 m / 8'10" x 4'8"
Shower Room	2.08 m x 1.85 m / 6'10" x 6'1"
Utility Room	2.66 m x 1.65 m / 8'9" x 5'5"
Bedroom 1	3.70 m x 3.50 m / 12'2" x 11'6"
Bedroom 2	3.45 m x 3.05 m / 11'4" x 10'0"
Bedroom 3	3.86 m x 2.68 m / 12'8" x 8'10"

FEATURES

Four bedrooms
 Substantial gardens to the front side and rear
 Seaside locale
 Close to all local amenities including road and railway links
 Ground floor living available
 Double glazing & Gas central heating
 More than ample storage

EPC RATING - C
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
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E506474



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