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Terraced House
4 Stanley Road, Ardrossan, KA22 7DL
Offers Over £80,000







Jas Campbell & Co Ltd are pleased to bring to the market this well proportioned terraced house which is ideally situated in the heart of Ardrossan. Although this property does require a degree of upgrading - with its three bedrooms, driveway and enclosed rear garden, it would be an ideal purchase for a range of buyers including first-time purchasers and investors.

The coastal town of Ardrossan provides easy bus and rail links to Glasgow, Largs and Ayr together with having a Calmac service to the Isle of Arran. All local amenities are within walking distance including restaurants, cafes, shops, dental and doctors surgeries. The popular sandy beach and seafront are just a short walk away.

Ground Floor Accommodation Comprises: The spacious entrance hallway includes storage and stairs leading to all bedrooms - The Lounge is located to the front and is a spacious room - 3 piece bathroom with over bath electric shower - The modern fitted kitchen has a range of base units for more than ample storage, together with a cooker, fridge and washing machine which are included in the sale - The porch could be used for additional storage and leads to the rear large enclosed garden.

First floor accommodation comprises: Top landing - Bedroom One is a front facing double bedroom with fitted wardrobes - Bedroom Two and Three are both rear facing double rooms with storage.

Internal Viewing Highly Recommended.

MEASUREMENTS

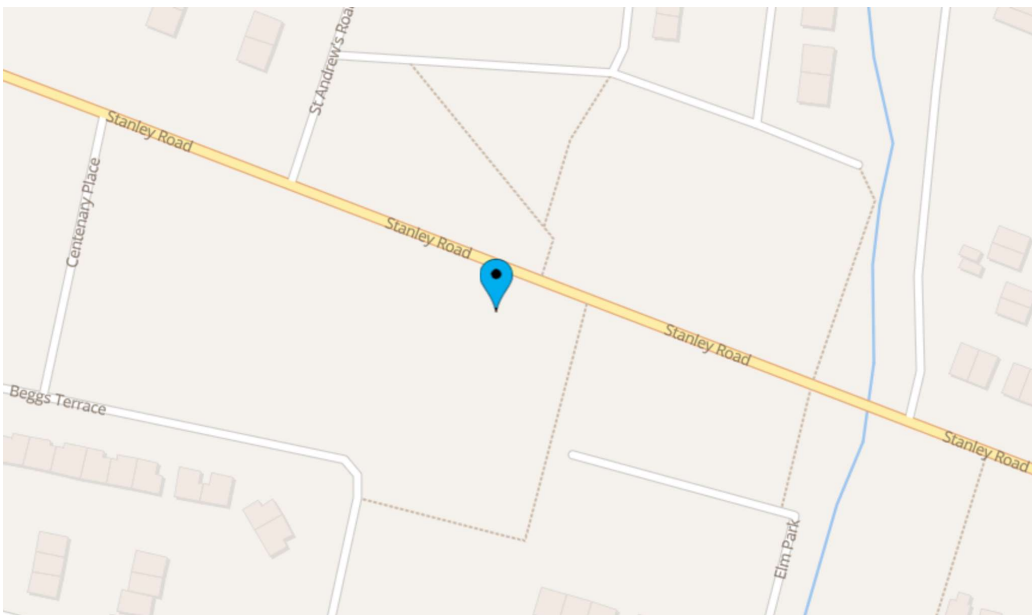
Entrance Hallway	3.34 m x 1.62 m / 10'11" x 5'4"
Lounge	4.84 m x 3.61 m / 15'11" x 11'10"
Bathroom	2.32 m x 1.48 m / 7'7" x 4'10"
Kitchen	3.57 m x 3.78 m / 11'9" x 12'5"
Rear Porch	1.85 m x 1.55 m / 6'1" x 5'1"
Bedroom 1	3.36 m x 3.76 m / 11'0" x 12'4"
Bedroom 2	3.69 m x 2.69 m / 12'1" x 8'10"
Bedroom 3	3.42 m x 3.01 m / 11'3" x 9'11"

FEATURES

3 Double Bedrooms
 Driveway
 Front and Rear Gardens
 Ideal Family Home
 Investment Opportunity
 Seaside Locale
 Gas Central Heating
 Double Glazing
 No Chain

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, 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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E510927

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