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



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First Floor Flat  
10 Segton Avenue, KILWINNING, KA13 6LQ  
Offers Over £50,000







Jas Campbell & Co Ltd are delighted to be marketing this two bedroomed First Floor Flat. This property is easily placed for access to public transport including the railway station for easy commuting, all local amenities including shops, doctors surgery, library and restaurants as well as Kilwinning Abbey and schools at both primary and secondary levels. This would be an ideal purchase for a variety of buyers including first time buyers and buy to lets.

Accommodation Comprises: Entrance Vestibule with staircase leading to Top Landing with large storage cupboard - Lounge which has a front facing window and allows plenty of natural light - The Kitchen is entered via the lounge and boasts two large pantry cupboards - Shower Room housing two piece bathroom suite with vanity unit together with a separate shower cubicle - Bedroom One is a double bedroom located to the front of the property and offers storage - Bedroom Two is also a double bedroom with rear window and storage cupboard.

Internal Viewing Recommended

## MEASUREMENTS

Entrance Vestibule	1.61 m x 1.39 m / 5'3" x 4'7"
Top Landing	3.25 m x 1.85 m / 10'8" x 6'1"
Lounge	4.22 m x 4.14 m / 13'10" x 13'7"
Kitchen	3.04 m x 2.30 m / 10'0" x 7'7"
Bedroom 1	4.26 m x 3.36 m / 14'0" x 11'0"
Bedroom 2	3.09 m x 3.66 m / 10'2" x 12'0"
Shower Room	1.82 m x 1.96 m / 6'0" x 6'5"

## FEATURES

- First Floor Flat
- Two Bedrooms
- Ideal Buy To Let
- Renovation Project
- Gas Central Heating
- Double Glazing
- Close to local amenities and train station
- Private Gardens

**EPC RATING - A**

**COUNCIL TAX BAND - C**



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  
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