

01294 60 2000

www.jascampbell.co.uk

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



Ground Floor Flat  
107 Barrie Terrace, Ardrossan, KA22 8AZ  
Offers Over £42,000



rightmove

nTheMarket

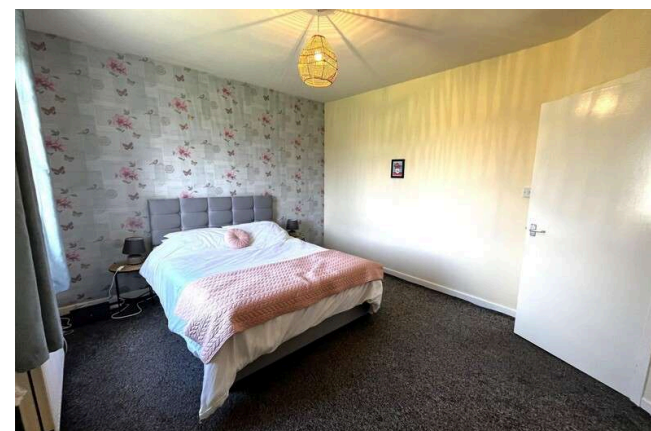
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are proud to be marketing this one bedroom flat located in a picturesque coastal town. Ardrossan is located on the West Coast of North Ayrshire and offers breath-taking seaside and rural views together with providing access to the Isle of Arran which is a popular holiday destination. There is a front garden and the rear garden is extensive and receives sunlight until late on a summer evening ideal for sun worshipers. This property would be suitable for first time buyers as well as an investment or a buy to let. It is only a short walk away from the railway station for easy commuting, all local amenities including shops and restaurants as well as schools at both primary and secondary levels.

Accommodation Comprises: Entrance Hallway with a large storage cupboard - Generous sized Double Bedroom with a window to the rear of the property and storage cupboard - The Lounge is neutrally decorated with laminate flooring together with a front facing window overlooking a small front garden - The Kitchen is entered via the Lounge featuring floor and wall units providing ample storage. The electric cooker and hob, fridge freezer and washing machine are included in the sale - Bathroom benefiting from a 3 piece bathroom with overhead shower.

Internal Viewing Highly Recommended

## MEASUREMENTS

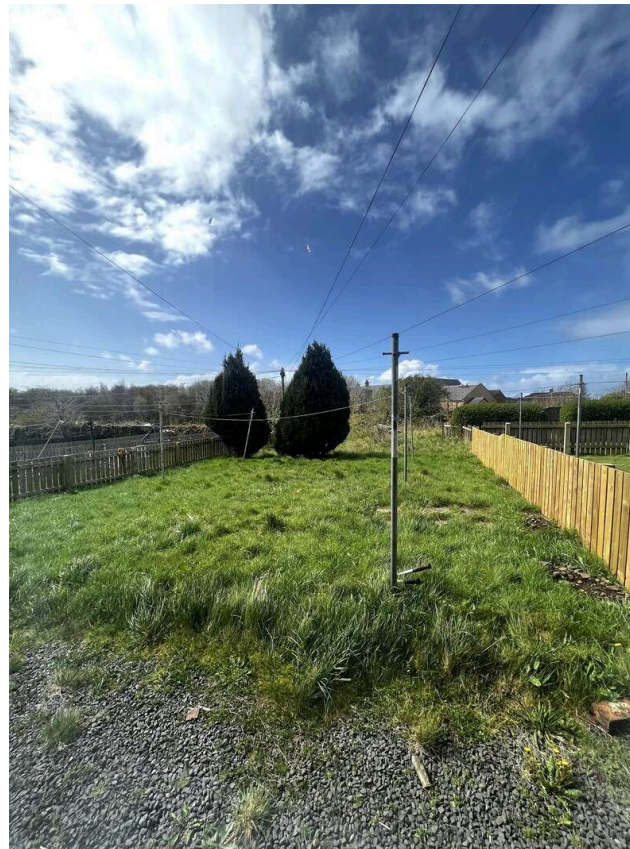
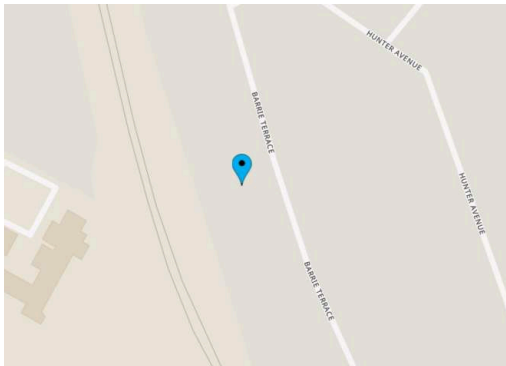
Entrance Hallway	3.16 m x 2.53 m / 10'4" x 8'4"
Bedroom	4.17 m x 3.45 m / 13'8" x 11'4"
Lounge	4.67 m x 3.87 m / 15'4" x 12'8"
Kitchen	2.38 m x 2.05 m / 7'10" x 6'9"
Bathroom	1.83 m x 1.47 m / 6'0" x 4'10"

## FEATURES

Gas Central Heating  
Ideal Investment  
Double Glazing  
Ample Storage Throughout  
Seaside Location  
Neutral Decor  
Close to town for local amenities  
Walking distance to train station

**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, 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  
FINANCIAL ADVISERS

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 Ardrrossan  
Telephone 01294 464 131  
or 01294 60 2000

Unit 2, Douglas Centre,  
Brodict Isle of Arran KA27 8AJ  
Telephone 01770 302 027

Ref:  
E475390

