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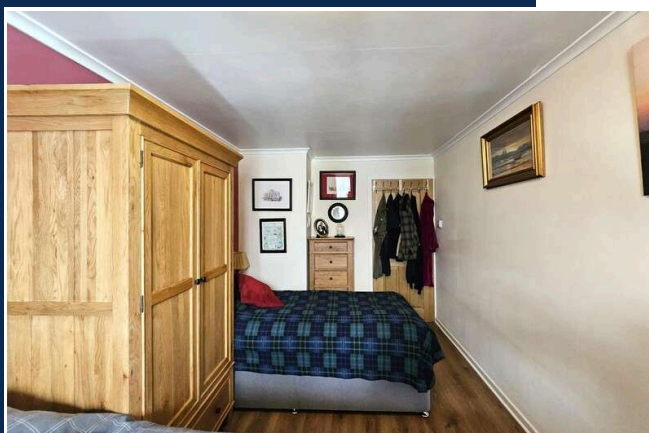
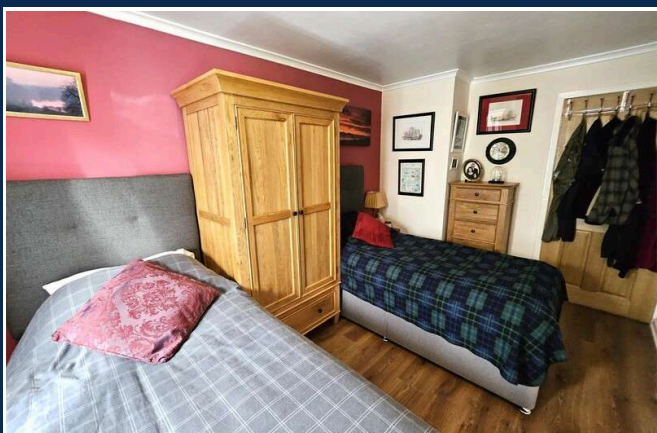
PrimeLocation.com

espc

Semi-Detached Bungalow
69 Lawfield Avenue, West Kilbride, KA23 9DH
Offers In Excess Of £90,000







Jas Campbell & Co Ltd are happy to be marketing this Semi Detached Bungalow which is conveniently located in this picturesque coastal village of West Kilbride. The tastefully decorated property occupies a prime corner site offering beautiful gardens at the front, side and rear ideal for keen gardeners or sun worshipers. This bungalow would be suitable for retirees or first time buyers.

West Kilbride boasts scenic views over Firth Of Clyde towards the Isle Of Arran and offers a variety of local amenities including boutique craft shops, primary school, beach and the popular Seamill Hydro providing restaurants and leisure facilities. There is easy commuting via West Kilbride train station with direct trains to Glasgow and Largs together with the 585 bus service, which serves the area with quarterly hour services running to Largs, Irvine, Prestwick (for the airport) and Ayr. Also within a few miles, is Largs Marina which caters for the sailing enthusiasts and the links of West Kilbride Golf Club is close to hand as are the sandy beaches along this section of the coastline.

Accommodation Comprises: Entrance Sun Porch - Hallway - Bathroom housing a 3 piece suite with separate shower cubicle housing a Triton electric shower - Double Bedroom - Rear Sun Room overlooking the beautiful rear garden - The Lounge is front facing boasting a feature fireplace making the room homely and welcoming - The Fitted Kitchen overlooks the rear garden and boasts modern wall and floor units for more than ample storage - Rear Porch.

Internal Viewing Highly Recommended.

MEASUREMENTS

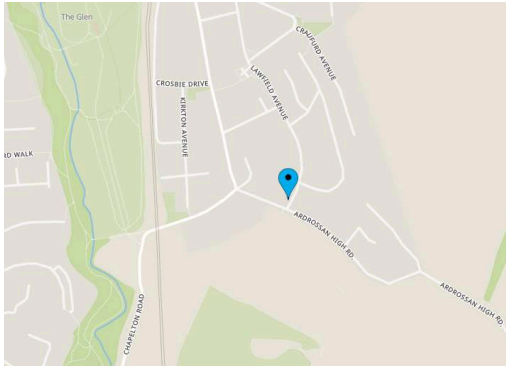
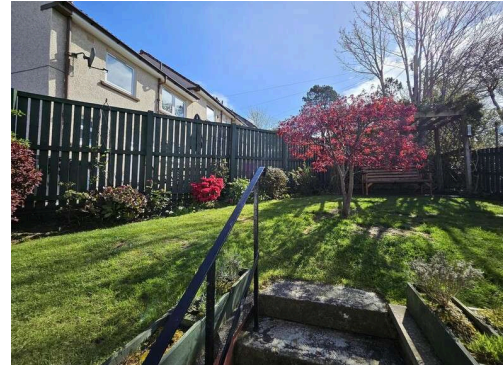
Entrance Sun Porch	2.16 m x 1.86 m / 7'1" x 6'1"
Hallway	0.99 m x 2.40 m / 3'3" x 7'10"
Bathroom	1.64 m x 2.54 m / 5'5" x 8'4"
Bedroom	4.53 m x 2.61 m / 14'10" x 8'7"
Sun Room	2.54 m x 1.45 m / 8'4" x 4'9"
Lounge	4.32 m x 3.66 m / 14'2" x 12'0"
Kitchen	2.54 m x 2.24 m / 8'4" x 7'4"
Rear Vestibule	0.81 m x 1.42 m / 2'8" x 4'8"

FEATURES

Semi Detached Bungalow
 Double Bedroom
 Picturesque coastal village
 Tastefully decorated
 Occupies prime corner site
 Beautiful gardens at the front, side and rear
 Suitable for retirees or first time buyers..
 Close to all local amenities and transport
 Gas Central Heating
 Triple & Double Glazing
 Linked Fire Alarm System

EPC RATING - C

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 ADVICE

Ref:
E476130



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