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



Mid Terraced House
55 Simson Avenue, West Kilbride,
Offers Over £82,500



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Jas Campbell & Co Ltd are happy to be marketing this Mid Terraced family home which is conveniently located in this wonderful coastal village of West Kilbride. The house boasts generously sized apartments and would be suitable for first time buyers as well as a buy to let. 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, train station with direct trains to Glasgow and Largs, golf course, beach and the popular Seamill Hydro providing restaurants and leisure facilities. 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. Ground Floor

Accommodation Comprises: Entrance Hallway - Home Office/Cloak Room with front facing window - Lounge boasting windows to both the front and rear of the house flooding the room with natural light - The Kitchen is entered via the hallway and leads outside to the rear garden. There are two large cupboards for storage.

First Floor Accommodation: Top Landing with a rear facing window - Bedroom One is a double room overlooking the front of the house with a storage cupboard - Bedroom Two is also a double room also situated to the front - Bedroom Three is a single room with a window to the rear - Family Bathroom is to the rear and houses a three piece suite.

Internal Viewing Highly Recommended

MEASUREMENTS

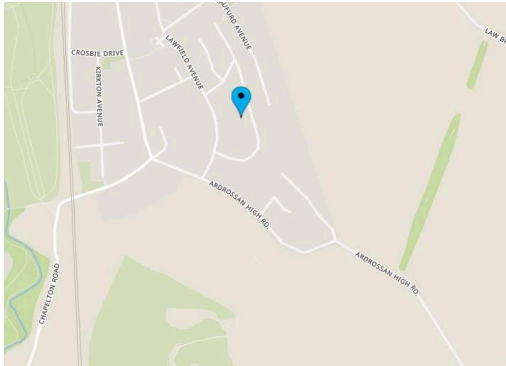
Entrance Hallway	1.92 m x 1.81 m / 6'4" x 5'11"
Home Office/Cloak Room	1.90 m x 2.00 m / 6'3" x 6'7"
Lounge	3.24 m x 5.95 m / 10'8" x 19'6"
Kitchen	3.83 m x 2.80 m / 12'7" x 9'2"
Top Landing	1.71 m x 2.70 m / 5'7" x 8'10"
Bedroom 1	4.06 m x 4.20 m / 13'4" x 13'9"
Bedroom 2	4.05 m x 2.84 m / 13'3" x 9'4"
Bedroom 3	2.36 m x 2.99 m / 7'9" x 9'10"
Bathroom	1.94 m x 1.74 m / 6'4" x 5'9"

FEATURES

Family Home
 Three Bedrooms
 Private Front & Rear Gardens
 Development Opportunity
 First Time Buy
 Buy To Let
 Separate Box Room
 Gas Central Heating
 Prime Village Location

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, 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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