

01294 60 2000

www.jascampbell.co.uk

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



Semi-Detached Bungalow
4 Woodland Place, Ardrossan,
Offers Over £100,000



rightmove

nTheMarket

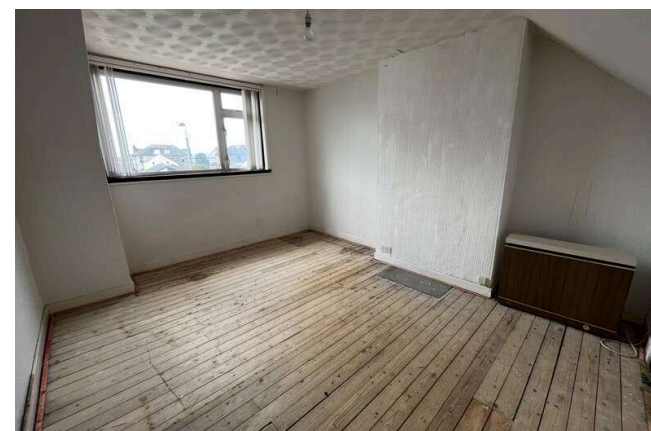
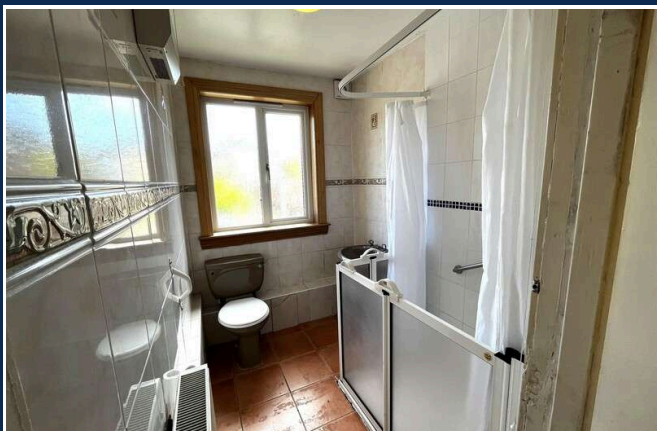
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are proud to be marketing this three bedroom semi detached chalet bungalow located in a picturesque costal 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.

This property would be suitable for first time buyers as well as families and an ideal forever home with ground floor bedroom and bathroom. It is only a short walk away from the railway station for easy commuting, all local amenities including shops and restaurants as well as and schools at both primary and secondary levels.

Accommodation Comprises: Entrance Vestibule leading to Hallway - Lounge with front facing window filling the room with natural light 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, under counter fridge, freezer and washing machine are included in the sale - Shower Room with 2 piece suite and walk in shower enclosure - Bedroom Three is across the hallway and is of single size with a front facing window.

Upper Accommodation Comprises: Bedroom One to the rear of the property and of double size - Bedroom Two is front facing and benefits from two cupboards for storage and is also of double size.

The extensive rear garden has great potential.

Internal viewing highly recommended.

MEASUREMENTS

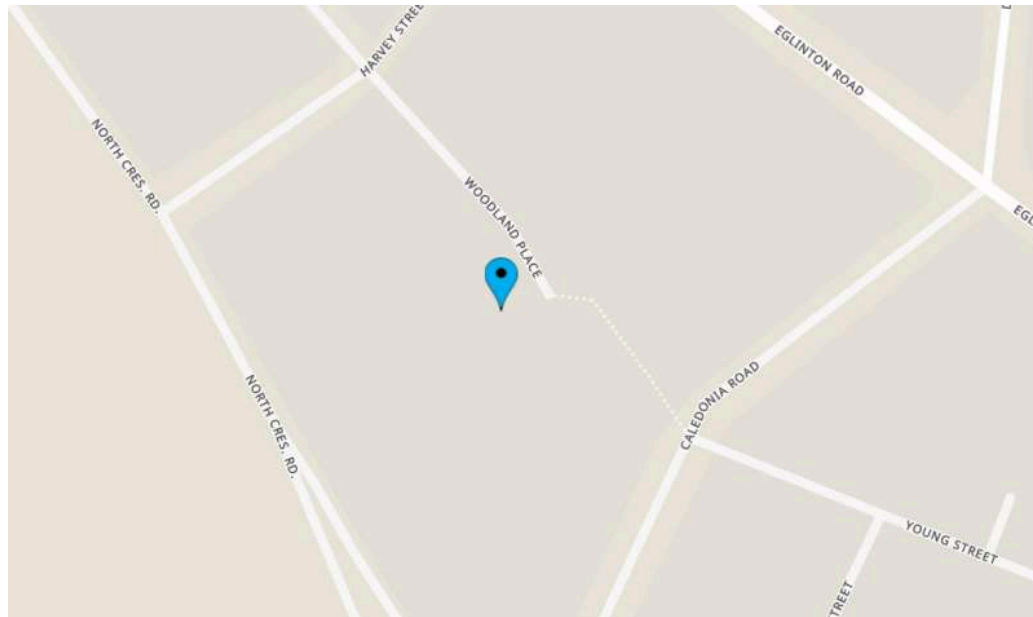
Entrance Vestibule	1.01 m x 1.20 m / 3'4" x 3'11"
Hall	4.83 m x 1.01 m / 15'10" x 3'4"
Lounge	4.55 m x 3.49 m / 14'11" x 11'5"
Kitchen	3.65 m x 2.43 m / 12'0" x 8'0"
Bedroom 3	3.65 m x 2.74 m / 12'0" x 9'0"
Shower Room	2.23 m x 1.65 m / 7'4" x 5'5"
Bedroom 1	3.49 m x 4.36 m / 11'5" x 14'4"
Bedroom 2	3.48 m x 2.79 m / 11'5" x 9'2"

FEATURES

3 bedrooms
Quiet Location
GCH
Double Glazing
Seaside Locale
Large Rear Garden
Semi Detached
Family Home
Ground Floor Bedroom and Shower Room

EPC RATING - D

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 ADVISERS

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E478607

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