

01294 60 2000

www.jascampbell.co.uk

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



rightmove

nTheMarket

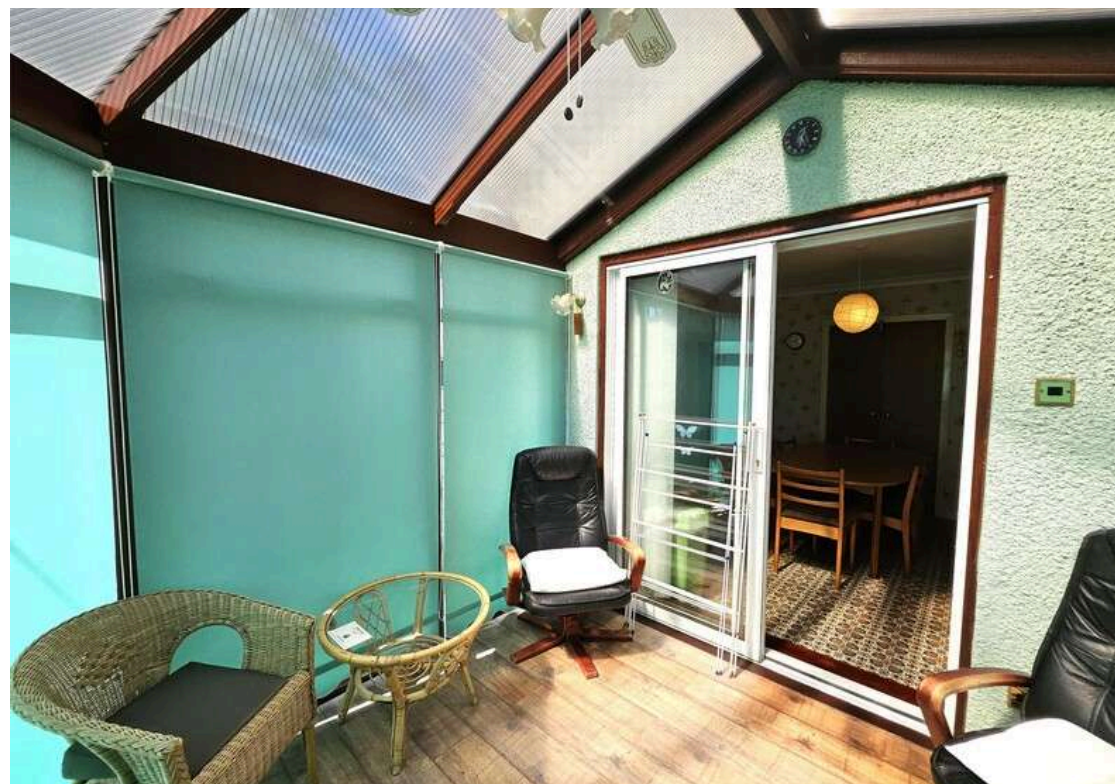
Zoopla

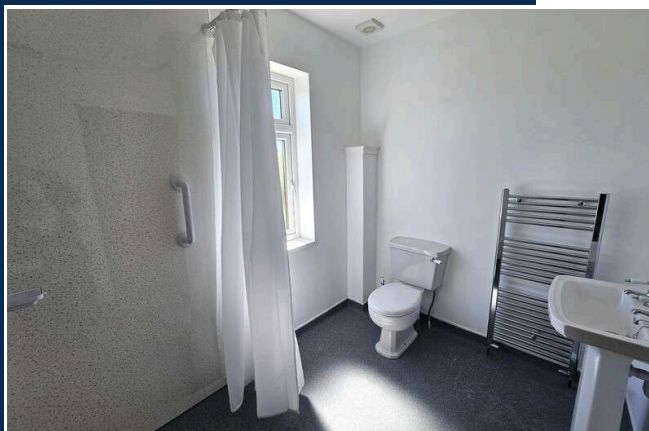
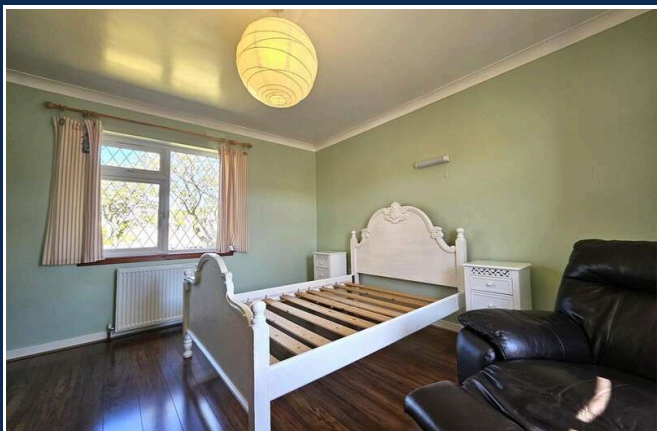
PrimeLocation.com

espc

Detached House
13 Ardneil Court, Ardrossan, KA22 7NH
Offers Over £230,000







Jas Campbell & Co Ltd are delighted to present to the market this spacious detached house. The family home offers four generously sized bedrooms, two of which are conveniently located on the ground floor. There is a driveway and garage to the rear along with a fully landscaped garden area enclosed by a brick wall.

This property is conveniently located in a much sought after area within the seaside town of Ardrossan close to the railway station for easy commuting, with all local amenities including shops and restaurants together with both primary and secondary schools.

Ground Floor Accommodation Comprises: Entrance Vestibule - Bedroom One which is a front and rear facing double room benefits from having a fitted wardrobe - A Wet Room with window to the rear which hosts a two piece suite together with a Mira Electric Shower - Central Hall housing two storage cupboards together with a staircase leading to the upper landing and giving access to a further two bedrooms and a bathroom - Bedroom Four downstairs is a double room with fitted wardrobe - Family Lounge overlooking the front garden featuring a decorative fireplace incorporating an electric fire. There are double doors leading to the Dining Room - The Dining Room can be accessed from either the hallway or the lounge and boasts patio doors leading to the Conservatory - The Kitchen which is entered from the Dining room hosts wall and floor units offering more than ample storage. The Fridge Freezer, Washing Machine, additional freezer and Electric Cooker are include in the sale. There is a door leading to the enclosed rear garden and the garage.

First Floor Accommodation Comprises: Upper Landing with Velux style window - Family Bathroom with a 3 piece blue suite and electric shower over bath with side facing window - Bedroom Two is a front facing double room with fitted wardrobes together with substantial storage available in both eaves - Bedroom Three is rear facing and also boasts having fitted Wardrobe and voluminous storage withing the eaves. Further storage is available in the full length loft.

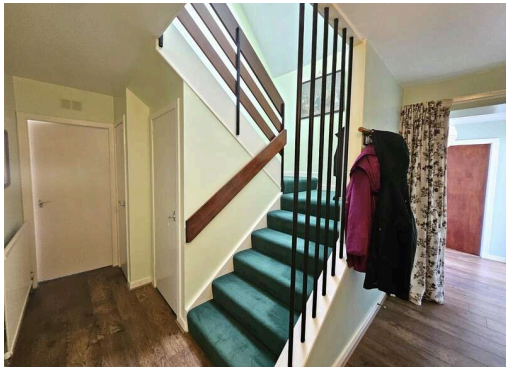
MEASUREMENTS

Entrance Vestibule	2.11 m x 2.16 m / 6'11" x 7'1"
Bedroom 1	4.05 m x 4.24 m / 13'3" x 13'11"
Wet Room	1.98 m x 2.39 m / 6'6" x 7'10"
Hallway	4.18 m x 3.75 m / 13'9" x 12'4"
Bedroom 4	3.22 m x 2.75 m / 10'7" x 9'0"
Lounge	5.96 m x 3.58 m / 19'7" x 11'9"
Dining Room	3.35 m x 3.51 m / 11'0" x 11'6"
Conservatory	3.13 m x 2.79 m / 10'3" x 9'2"
Kitchen	3.87 m x 2.26 m / 12'8" x 7'5"
Top Landing	1.43 m x 2.32 m / 4'8" x 7'7"
Bathroom	2.11 m x 2.92 m / 6'11" x 9'7"
Bedroom 2	3.55 m x 4.47 m / 11'8" x 14'8"
Bedroom 3	3.53 m x 4.43 m / 11'7" x 14'6"

FEATURES

Four Double Bedrooms
 Ground Floor Living Accommodation
 Driveway & Garage
 Landscaped Front & Rear Gardens
 More Than Ample Storage
 Gas Central Heating & Double Glazing
 Sought After Locale
 Close to all local amenities & transport

EPC RATING - D
COUNCIL TAX BAND - E



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

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 Ardrossan
Telephone 01294 464 131
or 01294 60 2000

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

Ref:
E479142

