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JAS CAMPBELL & CO LTD
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solicitors notaries estate agents



Ground Floor Quarter Villa
97 Argyle Road, Saltcoats, KA21 5NE
Offers Over £115,000



rightmove

nTheMarket

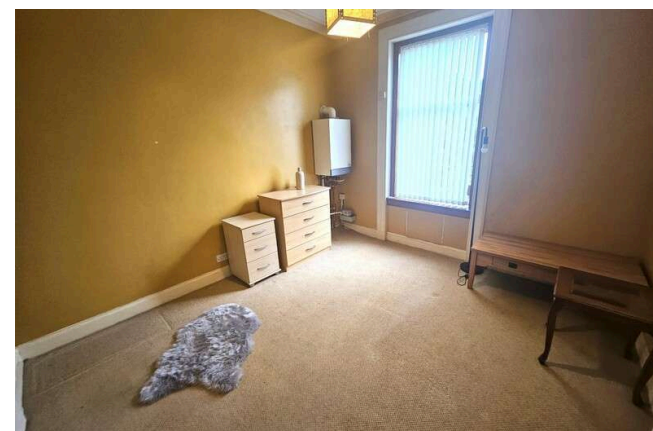
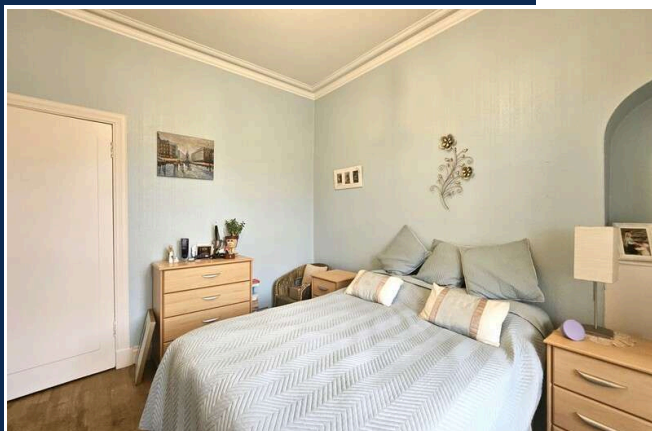
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this traditional ground floor quarter villa which offers beautiful vintage features such as terrazzo flooring, cornicing and ceiling rose. This bright and spacious well presented home offers extensive storage in the form of stone built outhouses to the rear of the property together with an extensive fully landscaped rear garden as well as a private front garden. This property would be a suitable purchase for a variety of buyers including first time buyer and retirees.

The property is located in Saltcoats, a popular seaside town on the West Coast of Scotland within close proximity to all local amenities such as supermarkets, local shops, transport including road, railway and ferry links, health center, beach, schools and both primary and secondary levels.

Accommodation Comprises: Entrance Vestibule with vintage terrazzo flooring - Reception Hallway which offers access to all apartments together with a storage cupboard - Bay windowed front facing Lounge which is located at the lefthand side of the Hallway. This bright and spacious room boasts having ornate cornicing and ceiling rose - Bedroom One is front facing and located at the righthand side of the hallway which boasts having a large storage cupboard for more than ample storage - Bedroom Two is a rear facing double room - Bathroom with window to the rear. There is a three piece suite together with a Mira electric shower over the bath - Dining Room with sitting nook. There is a window to the rear of the property together with a doorway to the kitchen - The Kitchen hosts wall and floor units together with a gas cooker. There is a door leading to the outbuildings and landscaped extensive garden with a secluded patio area.

Internal Viewing highly recommended

MEASUREMENTS

Entrance Vestibule	1.55 m x 0.50 m / 5'1" x 1'8"
Reception Hallway	5.04 m x 1.61 m / 16'6" x 5'3"
Lounge	5.00 m x 4.50 m / 16'5" x 14'9"
Bedroom 1	4.10 m x 3.24 m / 13'5" x 10'8"
Bedroom 2	3.68 m x 3.47 m / 12'1" x 11'5"
Bathroom	2.71 m x 1.47 m / 8'11" x 4'10"
Dining Room	5.21 m x 3.51 m / 17'1" x 11'6"
Kitchen	2.57 m x 1.89 m / 8'5" x 6'2"

FEATURES

Traditional ground floor quarter villa
 Two double bedrooms
 Vintage features
 Bright & spacious apartments
 Well presented home
 Stone built outhouses to the rear of the property
 Extensive fully landscaped rear garden
 Private front garden
 Suitable purchase for a variety of buyers
 Popular seaside town
 Gas Central Heating & Double Glazing

EPC RATING - D

COUNCIL TAX BAND - D



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
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