

01294 60 2000

www.jascampbell.co.uk

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



Semi Detached House
46 Nithsdale Road, Ardrossan, KA22 7NG
Offers Over £110,000



rightmove

nTheMarket

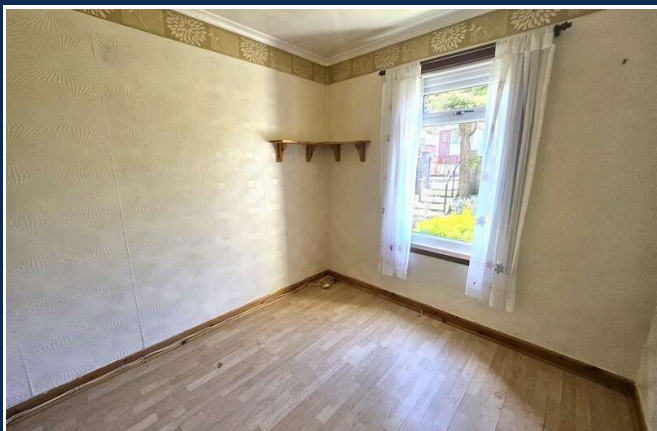
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this four bedroomed semi detached house which offers bright & spacious family accommodation. The property benefits from having enclosed front and rear gardens suitable for alfresco dining and enjoying beautiful countryside views.

This property is conveniently located in a much sought after seaside town of Ardrossan which is located on the West Coast of North Ayrshire which provides access to the Isle of Arran which is a popular holiday destination. The house is easily placed for access to railway stations for easy commuting, all local amenities including shops and restaurants as well as and schools at both primary and secondary levels. This would be an ideal purchase for a variety of buyers including first time buyers.

Ground Floor Accommodation Comprises: Entrance Vestibule - Reception Hallway with a storage cupboard and a stairway leading to three bedrooms and a shower room - Bedroom Four overlooking the front garden - Dining Lounge boasting windows to both the front and rear flooding the room with natural light. There is a lovely view of the garden and the countryside from the rear window - Kitchen housing wall and floor units for more than ample storage. There is a window to the rear together with a door to the side leading to the enclosed rear garden.

First Floor Accommodation Comprises: Mid Landing with a window to the side - Top Landing with a storage cupboard housing the boiler together with a hatch to the loft offering more than ample storage - Bedroom One has fitted mirrored wardrobes and is located to the front - Bedroom Two houses fitted mirrored wardrobes and overlooks the rear garden - Bedroom Three is located to the front with fitted mirrored wardrobes - Rear facing Shower Room housing a modern two piece suite together with a double shower cubicle with power shower.

Internal Viewing Highly Recommended.

MEASUREMENTS

Entrance Vestibule	1.17 m x 1.10 m / 3'10" x 3'7"
Reception Hallway	3.65 m x 1.30 m / 12'0" x 4'3"
Bedroom 4 (Ground Floor)	2.58 m x 2.65 m / 8'6" x 8'8"
Dining Lounge	7.32 m x 3.70 m / 24'0" x 12'2"
Kitchen	4.16 m x 2.73 m / 13'8" x 8'11"
Mid Landing	1.82 m x 0.99 m / 6'0" x 3'3"
Top Landing	1.73 m x 2.79 m / 5'8" x 9'2"
Bedroom 1	3.50 m x 3.31 m / 11'6" x 10'10"
Bedroom 2	2.80 m x 2.67 m / 9'2" x 8'9"
Bedroom 3	3.32 m x 2.73 m / 10'11" x 8'11"
Family Shower Room	3.89 m x 1.95 m / 12'9" x 6'5"

FEATURES

Semi Detached House
 Four Bedrooms
 Bright & Spacious Family Home
 Enclosed Front & Rear Gardens
 Countryside Views.
 Close to local amenities and transport
 Sought after seaside town
 Double Glazing
 Gas Central Heating
 More Than Ample Storage throughout

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

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:
E479616

espc