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



Flat Conversion  
4b Caledonia Road, Ardrossan, KA22 8LD  
Offers Over £148,000



rightmove

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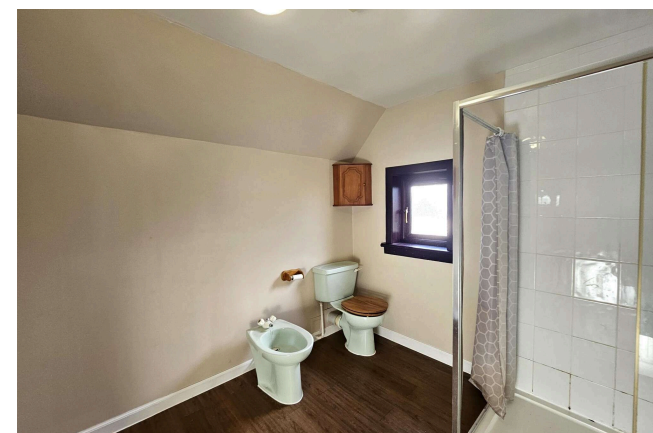
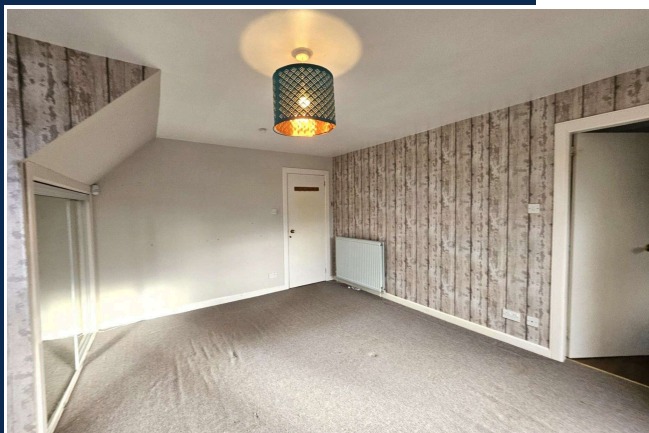
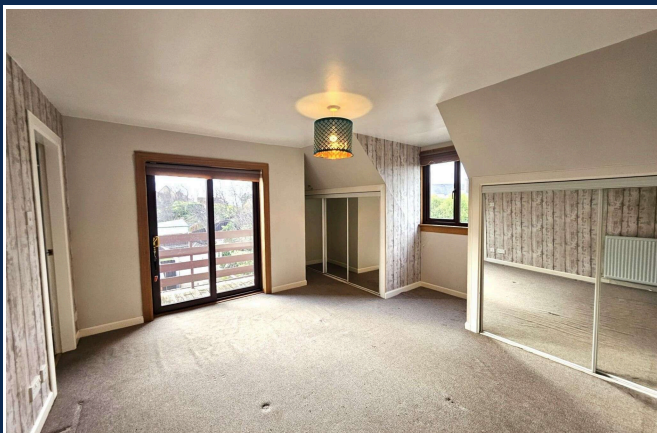
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Jas Campbell & Co Ltd are delighted to be marketing this unique four bedroomed property located in this beautiful coastal town of Ardrossan. The vacant property offers bright and spacious family accommodation, excellent storage, private front & rear gardens together with a shared driveway leading to a garage.

This family home is located within close proximity to all local amenities such as supermarkets, local shops, transport including road and railway links, health centre, beach, primary and secondary schools.

Accommodation Comprises: Entrance Vestibule with a staircase leading immediately to the open plan family room. There is more than ample storage for coats and footwear together with a storage cupboard located under the stairs - The impressive family room consist of a dining, lounge and kitchen area - The Dining Area overlooks the side of the property - The Lounge Area over looks the other side - The Kitchen Area is a large space offering floor and wall units for more than ample storage and has a Velux window to the side - From the family room is glass doors leading to a Rear Hall which has a hatch to the loft for ample storage together with access to all the bedrooms and bathrooms - Bathroom housing a three piece suite and electric shower over the bath -The Master Bedroom has a window to the front of the house together with patio doors to a small balcony. There is a door to a large En Suite Shower Room which is side facing - Bedroom Two which is front facing, has fitted wardrobes for more than ample storage - Bedroom Three is side facing - Bedroom Four is rear facing with a storage cupboard - Large storage cupboard with a window which has been utilised as a study.

## MEASUREMENTS

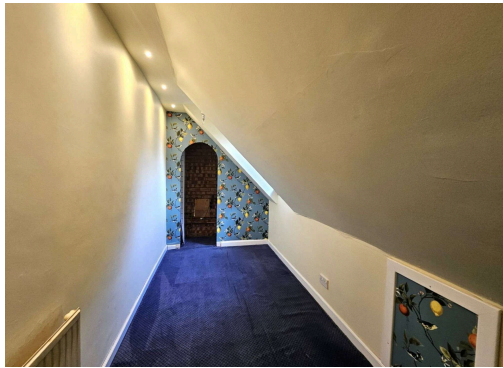
Entrance Vestibule	4.02 m x 1.90 m / 13'2" x 6'3"
Open Plan Dining, Lounge, Kitchen	8.00 m x 7.90 m / 26'3" x 25'11"
Dining Area	3.81 m x 3.24 m / 12'6" x 10'8"
Lounge Area	7.00 m x 5.16 m / 23'0" x 16'11"
Kitchen Area	4.39 m x 3.27 m / 14'5" x 10'9"
Rear Hallway	5.70 m x 2.14 m / 18'8" x 7'0"
Bathroom	2.85 m x 2.80 m / 9'4" x 9'2"
Master Bedroom	4.43 m x 4.38 m / 14'6" x 14'4"
Ensuite Shower Room	2.80 m x 2.90 m / 9'2" x 9'6"
Bedroom 2	5.01 m x 3.32 m / 16'5" x 10'11"
Bedroom 3	5.08 m x 2.80 m / 16'8" x 9'2"
Bedroom 4	4.47 m x 1.90 m / 14'8" x 6'3"
Storage Cupboard/ Study	2.21 m x 1.92 m / 7'3" x 6'4"

## FEATURES

Private Garden  
Garage  
Two Bathrooms  
Located in beautiful coastal town  
No Chain  
Excellent Storage  
Gas Central Heating & Double Glazing

**EPC RATING - B**  
**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 ADVICE

Ref:  
E502995

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