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



Ground Floor Flat
50 Dirrans Terrace, Kilwinning, KA13 7PJ
Offers Over £62,000



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Jas Campbell & Co Ltd are happy to be marketing this three bedroom ground floor family home offering bright and spacious accommodation with it's own front and back door. The rear garden which houses a garage and lean-to greenhouse, is sunshine filled most of the day and has an open green space directly behind making it ideal for alfresco dining or enjoying a morning coffee.

There is a cycle track at the end of the street which leads to Kilwinning town centre as well as Eglinton Country Park which is a peaceful location for dog walkers or young family's with two play parks. The property is also within easy access for road and rail links to Glasgow, Ayr & Largs for easy commuting together with an array of local amenities including local shops, restaurants, primary and secondary schools.

Accommodation Comprises: Entrance Vestibule with a storage cupboard - Hallway - Bedroom One is a front facing double room boasting fitted mirrored wardrobes - Bedroom Two is another generously sized front facing room - Bedroom Three is rear facing and offers extensive storage within cupboards and shelving - The Family Bathroom houses a 3 piece suite with a power shower over the bath - At the end of the long hallway is the Lounge which is a front facing room - From the lounge is the rear facing Kitchen which host pleasant wall and floor units for more than ample storage. The fridge freezer, electric hob, oven and hob are included in the sale.

Internal Viewing Highly Recommended

MEASUREMENTS

Entrance Vestibule	2.21 m x 1.05 m / 7'3" x 3'5"
Hallway	4.85 m x 1.05 m / 15'11" x 3'5"
Bedroom 1	3.84 m x 3.51 m / 12'7" x 11'6"
Bedroom 2	4.45 m x 3.30 m / 14'7" x 10'10"
Bedroom 3	3.73 m x 2.77 m / 12'3" x 9'1"
Bathroom	3.32 m x 1.45 m / 10'11" x 4'9"
Lounge	4.85 m x 3.68 m / 15'11" x 12'1"
Kitchen	3.08 m x 2.71 m / 10'1" x 8'11"

FEATURES

Ground floor flat
 Three bedroomed family home
 Bright and spacious accommodation
 Private front & rear gardens with a wooden garage that can be entered via the rear of the property
 Ideal purchase for first time buyers or investors
 Gas Central Heating
 Double Glazing
 Close to local amenities & transport

EPC RATING - C

COUNCIL TAX BAND - A



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan 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
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