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



Ground Floor Flat
11 Bevan Court, Ardrossan, KA22 8PB
Offers Over £85,000



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Jas Campbell & Co Ltd are pleased to present this well presented ground floor flat, ideally situated within the popular Montfode Estate in Ardrossan. There is a private garden to the rear complete with a shed, offering useful outdoor space and additional storage. This lovely flat would be an ideal purchase for a range of buyers including retirees, downsizers or first-time purchasers.

Ardrossan's sandy beach and seafront are just a short walk away, while the town centre offers a range of everyday amenities including supermarkets, shops, cafes and medical services. The town is also served by three train stations-Ardrossan South Beach, Ardrossan Town and Ardrossan Harbour-providing regular links to Glasgow, Largs and Ayr.

Accommodation comprises: A welcoming entrance hall provides access to all apartments - At the end of the hallway is the front facing bright and well proportioned Lounge - There is an archway leading through to the Dining Kitchen creating an open feel while retaining defined living spaces. The kitchen is fitted with a range of wall and base units for more than ample storage, sufficient worktop space for everyday cooking together with a gas hob and oven which are included in the sale. From the dining area is patio doors leading to the well maintained private garden - The Double Bedroom is front facing and benefits from having mirrored wardrobes - The shower room has a window to the side of the property and is fitted with a two piece bathroom suite together with a shower cubicle.

Internal Viewing Highly Recommended

MEASUREMENTS

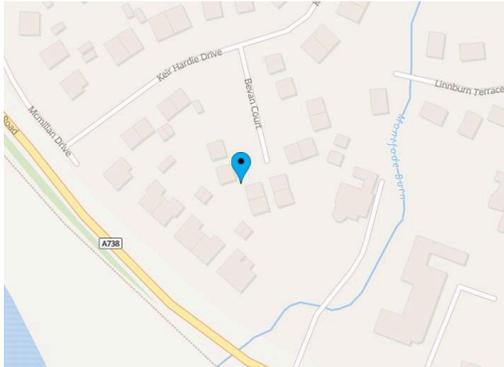
Entrance Hallway	0.80 m x 3.78 m / 2'7" x 12'5"
Lounge	3.19 m x 4.14 m / 10'6" x 13'7"
Dining Kitchen	4.75 m x 2.54 m / 15'7" x 8'4"
Double Bedroom	3.28 m x 2.89 m / 10'9" x 9'6"
Shower Room	2.71 m x 1.72 m / 8'11" x 5'8"

FEATURES

Ground floor flat
Located within the popular Montfode Estate
Close to Ardrossan beach and seafront
Wooden flooring throughout
Private garden & shed for additional storage
Convenient access to local amenities and transport links
Double Glazing
Gas Central Heating
Ideal purchase for retirees, downsizers or first time buyers

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, 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
AND INDEPENDENT
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