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Semi-Detached House  
14 Millglen Road, Ardrossan, KA22 7EA  
Offers Over £85,000







Jas Campbell & Co Ltd are delighted to be marketing this beautifully presented semi detached house offering two double bedrooms. This bright and spacious family home would be an ideal purchase for first time buyers or for investors as a buy to let and benefits from having a private garden to the front together with an extensive rear garden with a shed and greenhouse.

Furniture can be included subject to separate negotiations.

Ardrossan is located on the West Coast of North Ayrshire offering breath-taking seaside and rural views. This property is conveniently placed only a short walk away from the bus stop and one of three train stations for easy commuting to Glasgow, Ayr & Largs. Local amenities including shops and restaurants are nearby as well as schools at both primary and secondary levels.

Ground Floor Accommodation Comprises: Entrance vestibule with stairs leading to top landing - Lounge with a window to the front of the house filling the room with natural light and a door leading to the kitchen - The rear facing Kitchen houses modern wall and floor units for more than ample storage and includes a washing machine, fridge freezer, electric oven & gas hob - There is a door from the Kitchen to a Rear Porch which is being utilized as a small study located underneath the staircase. There is a storm door leading to the rear garden.

First Floor Accommodation Comprises: Top Landing with a window to the side - Bedroom One is a front facing double room with fitted mirrored wardrobes - Bedroom Two is a rear facing double room - The rear facing Shower Room houses a two piece bathroom suit together with a free standing shower cubicle.

## MEASUREMENTS

|                    |                                  |
|--------------------|----------------------------------|
| Entrance Vestibule | 1.25 m x 1.07 m / 4'1" x 3'6"    |
| Lounge             | 4.35 m x 3.96 m / 14'3" x 13'0"  |
| Kitchen            | 3.65 m x 2.33 m / 12'0" x 7'8"   |
| Rear Porch         | 3.36 m x 1.28 m / 11'0" x 4'2"   |
| Top Landing        | 2.05 m x 0.98 m / 6'9" x 3'3"    |
| Bedroom 1          | 4.08 m x 3.60 m / 13'5" x 11'10" |
| Bedroom 2          | 3.95 m x 2.98 m / 13'0" x 9'9"   |
| Shower Room        | 1.99 m x 1.89 m / 6'6" x 6'2"    |

## FEATURES

Semi detached family home  
 Beautifully presented throughout  
 Two bedrooms  
 Ideal purchase for first time buyers or for investors  
 Private front & rear gardens with shed and greenhouse  
 Gas Central Heating  
 Double Glazing  
 Ideally placed for commuting to Glasgow, Ayr & Largs via rail & bus links  
 Seaside locale  
 No Chain

**EPC RATING - D**

**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.



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