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www.jascampbell.co.uk

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



First Floor Flat
29 Kilmeny Court, Ardrossan, KA22 8DJ
Offers Over £108,000



rightmove

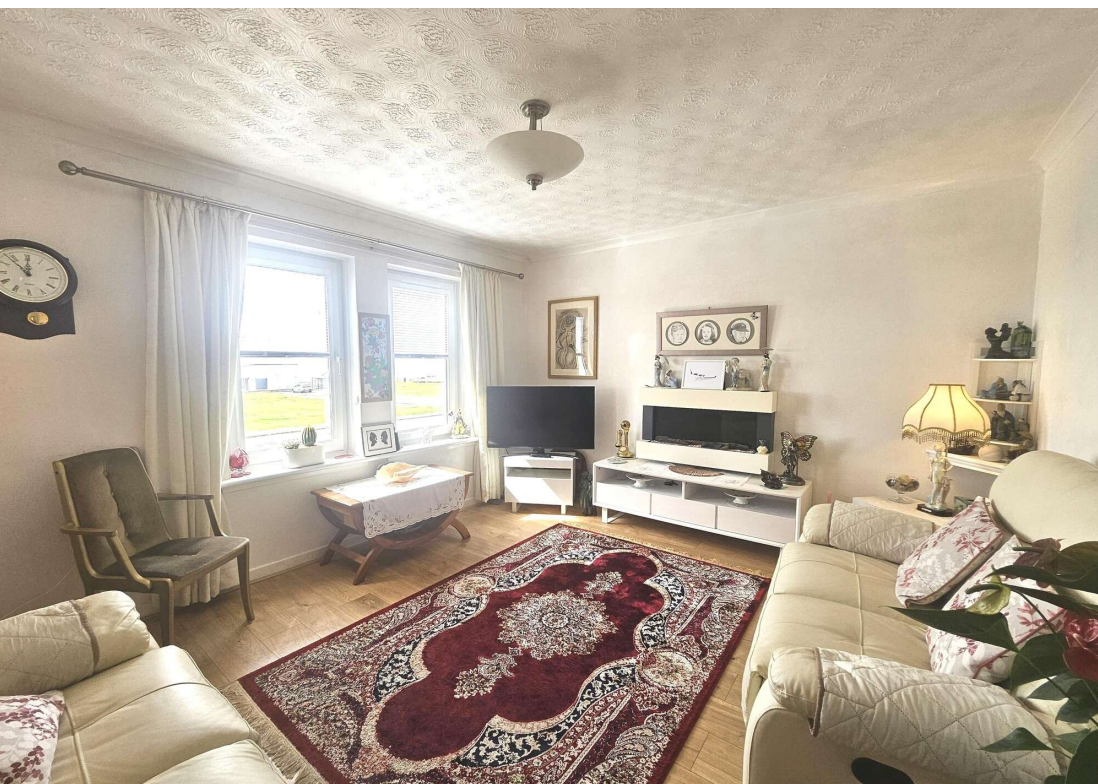
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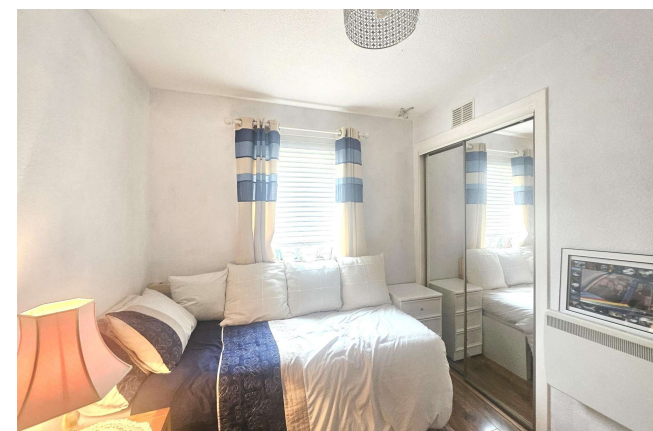
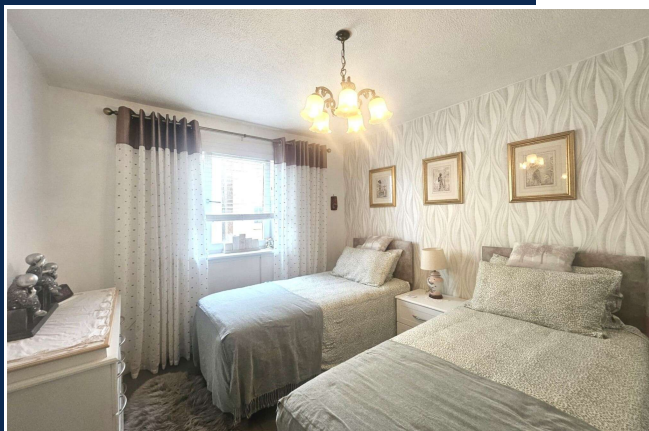
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co are delighted to be marketing this well presented first floor flat which boasts having a prime position overlooking the beautiful Isle of Arran. This property offers bright and spacious accommodation and boasts having a designated parking space together with visitors parking.

Ardrossan is a coastal seaside town providing easy bus and rail links to Glasgow, Largs and Ayr together with having a Calmac service to the Isle of Arran. All local amenities are within walking distance including restaurants, cafes, shops, dental and doctors surgeries.

The building is entered via a secure door entry system with the communal stairwell being well presented. You first enter a L shaped entrance hallway which offers two storage cupboards providing excellent storage - The kitchen offers lovely sea views. There are fitted wall and floor units for more than ample storage together with a washing machine, oven, hob, hood and breakfast table which are included in the sale - There is a cosy lounge offering breath-taking sea views - Bedroom two is a side facing small double room with mirrored fitted wardrobe which is currently being utilised and a home office - Bedroom one is a double room housing fitted mirrored wardrobes with a side facing window - The shower room is rear facing and houses a modern two piece bathroom suite together with a separate shower cubicle.

Internal Viewing Highly Recommended

MEASUREMENTS

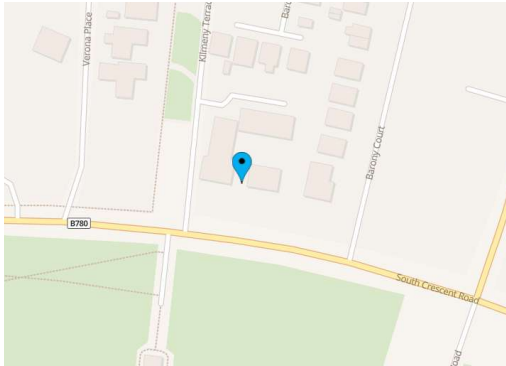
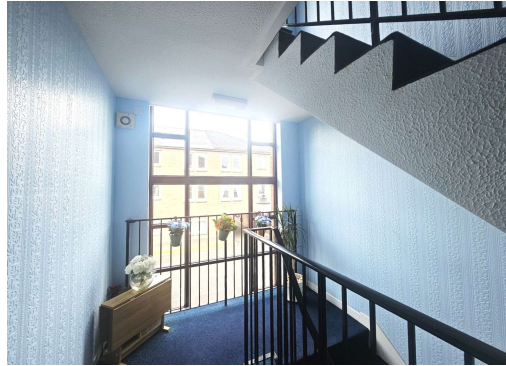
Hallway	2.32 m x 3.78 m / 7'7" x 12'5"
Breakfasting Kitchen	4.48 m x 2.49 m / 14'8" x 8'2"
Lounge	4.21 m x 3.62 m / 13'10" x 11'11"
Bedroom 2	3.18 m x 2.41 m / 10'5" x 7'11"
Bedroom 1	2.43 m x 2.97 m / 8'0" x 9'9"
Shower Room	1.88 m x 1.83 m / 6'2" x 6'0"

FEATURES

Well presented first floor flat
 Prime seafront locale
 Two Bedrooms
 Bright and spacious accommodation
 Designated parking space together with visitors parking
 Walking distance to train stations and local amenities
 Secure door entry system
 Double glazing
 Ideal purchase for first time buyers

EPC RATING - C

COUNCIL TAX BAND - D



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:
E512227

espc

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