

01294 60 2000

www.jascampbell.co.uk

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



Upper Flat
9 Fullerton Square, Ardrossan, KA22 8LA
Offers Over £72,500



rightmove

nTheMarket

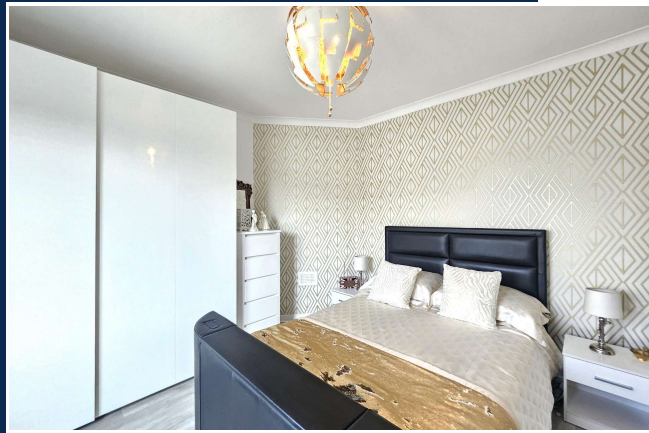
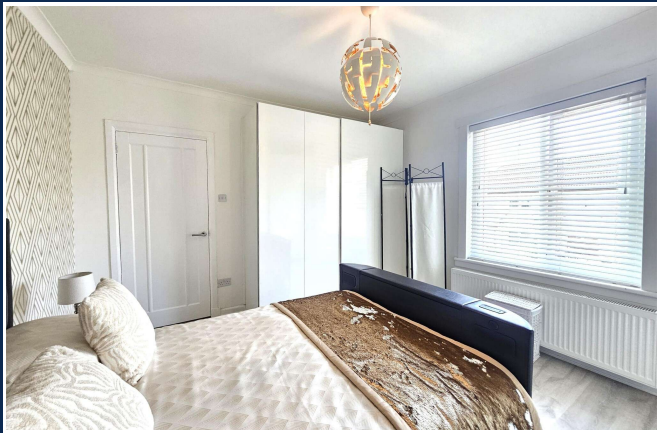
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are happy to be marketing this beautifully presented upper flat which boasts having an extensive fully landscaped enclosed garden. This immaculate home is situated in a quiet cul-de-sac in the heart of Ardrossan offering easy access to shops and transport links. This would be an excellent first-time purchaser as it is presented in true walk in condition.

The coastal town of Ardrossan provides easy transport including three railway stations 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 popular sandy beach and seafront are just a short walk away.

Accommodation Comprises: There is a small vestibule leading upstairs to the top landing which houses a large storage cupboard together with a hatch to the floored loft for more than ample storage - Bedroom one is a front facing double room with two fitted wardrobes - Bedroom two is a rear facing double room which is currently being used as a second sitting room - Modern rear facing shower room housing a two piece bathroom suite and separate shower cubicle - The lounge is a spacious front facing room - The modern fitted dining kitchen is entered via the lounge and is rear facing. There is a fitted electric oven and microwave, 5 burner gas stove together with integrated dishwasher, washing machine and fridge freezer included in the sale.

MEASUREMENTS

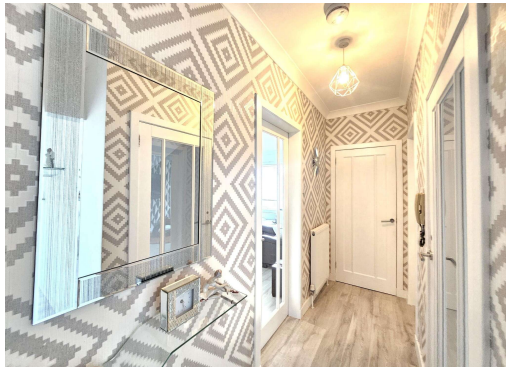
Top Landing	3.57 m x 1.51 m / 11'9" x 4'11"
Bedroom 1	3.63 m x 4.00 m / 11'11" x 13'1"
Bedroom 2	3.76 m x 3.02 m / 12'4" x 9'11"
Shower Room	1.97 m x 1.50 m / 6'6" x 4'11"
Lounge	4.15 m x 3.95 m / 13'7" x 13'0"
Dining Kitchen	3.95 m x 3.82 m / 13'0" x 12'6"

FEATURES

Beautifully presented upper flat
 Extensive fully landscaped enclosed garden
 Two double bedrooms
 Immaculate home
 Situated in a quiet cul-de-sac
 Offering easy access to local amenities and transport links
 Gas central heating
 Double glazing
 Excellent first-time purchaser
 Coastal town

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, 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 ADVISERS

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E512961

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