

01294 60 2000

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JAS CAMPBELL & CO LTD
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solicitors financial advisers estate agents



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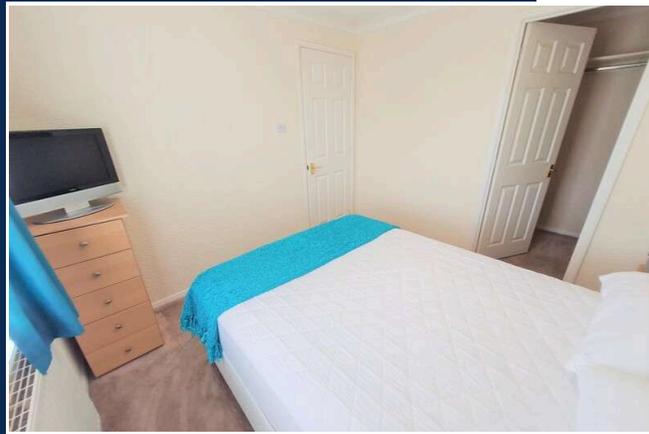
PrimeLocation.com

espc

Retirement Park Home
2 Millglen Lodges, ARDROSSAN, KA22 8PN
Offers Over £78,000







Jas Campbell & Co Ltd are happy to present this seldom available Park Home to the market which is located in a picturesque countryside locale. The Millglen Lodge Park Home community which is designed for over 50's is conveniently placed in the beautiful coastal town of Ardrossan within close proximity of the Calmac ferry service to the Isle of Arran. All local amenities including supermarkets, shops, cafes, medical and dental services are all within easy reach from this property. The site also boasts having an onsite Park Manager. There is a very competitive annual site charge of £2,286 which can be paid monthly if required.

Accommodation Comprises: Entrance Vestibule - The Hallway boasts from having a storage cupboard and offers access to all of the rooms. - There is an open plan Lounge/Dining Room with windows to the side and rear flooding the room with natural light. -The Dining Room has a hatch to the Kitchen and French doors to the rear decking area. From the decking area you can enjoy alfresco dining soaking in the beautiful countryside views - The Kitchen offers floor and wall units for more than ample storage and has a window and a door to the rear of the property. The cooker and washing machine is included in the sale - There is a Bathroom with a window to the front of the property and houses a three piece bathroom suite - Bedroom One is a double room facing the front of the property and boasts having a walk-in storage cupboard/ dressing room - Bedroom Two is also a double room and is located to the rear with a walk-in storage cupboard.

All furniture in situ is included in the sale.

Internal Viewing Recommended

MEASUREMENTS

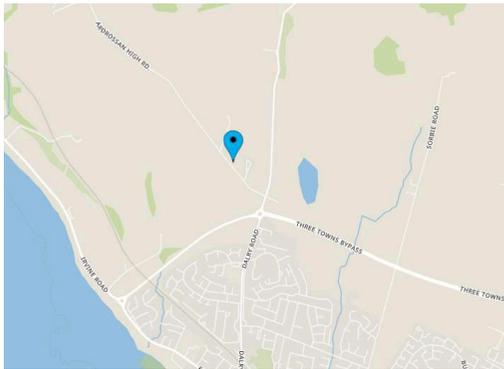
Entrance Vestibule	1.37 m x 0.95 m / 4'6" x 3'1"
Hallway	3.15 m x 2.05 m / 10'4" x 6'9"
Lounge	4.55 m x 2.92 m / 14'11" x 9'7"
Dining Room	3.03 m x 2.93 m / 9'11" x 9'7"
Kitchen	3.44 m x 2.95 m / 11'3" x 9'8"
Bedroom 1	2.95 m x 2.88 m / 9'8" x 9'5"
Bedroom 2	2.92 m x 2.76 m / 9'7" x 9'1"
Bathroom	1.99 m x 1.72 m / 6'6" x 5'8"

FEATURES

Picturesque Countryside Locale
 Off Road Parking
 Two Double Bedrooms
 Over 50's Retirement Home
 Decking Area At The Rear
 Beautiful Countryside Locale
 Site Manager Onsite
 More Than Ample Storage
 Competitive Annual Site Charge
 Double Glazing
 Calor Gas Central Heating

EPC RATING - E

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

Ref:
E449121



JAS CAMPBELL & CO LTD
WS
solicitors financial advisers estate agents



Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street Ardrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodick Isle of Arran KA27 8AJ
Telephone 01770 302 027