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



Semi-Detached House  
8 Ladeside Place, Shiskine, ISLE OF ARRAN, KA27 8EG  
Offers Around £170,000



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Jas Campbell & Co Ltd are delighted to be marketing this two bedroomed semi-detached house which is beautifully placed within the quiet village of Shiskine. This property offers panoramic scenic views boasting the most beautiful sunsets and would be suitable for a variety of buyers including families and first time buyers.

Shiskine is located 9 miles South West of Brodick, where the ferry terminal to the mainland is located for easy commuting. This pleasant village offers many activities including walking, cycling and wildlife watching. Shiskine is also home to a 12 hole golf course and is nearby to the peaks of Ben Nuis and Ben Bharrain, as well as being close to Blackwaterfoot Beach and the Kinloch Hotel. The village is also home to its own Primary School and Village Hall.

Ground Floor Accommodation Comprises: Hallway boasting a large storage cupboard - Open Plan Lounge/Dining Room with windows to the front and rear flooding the room with natural light and offers beautiful countryside views - Fitted Kitchen boasting floor and wall units offering more than ample storage - Bathroom with 3 piece suite and shower over bath.

First Floor Accommodation Comprises: Top Landing - Bedroom One which overlooks the front of the property with stunning views boasts having a storage cupboard - Bedroom Two also overlooks the front of the property and offers storage.

Internal Viewing Highly Recommended

## MEASUREMENTS

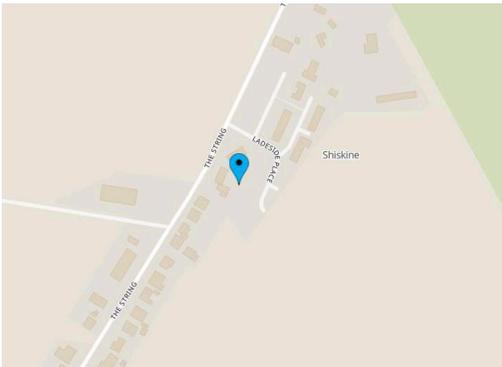
Hallway	2.05 m x 2.00 m / 6'9" x 6'7"
Open Plan Lounge/Dining Room	6.37 m x 3.78 m / 20'11" x 12'5"
Fitted Kitchen	4.41 m x 2.68 m / 14'6" x 8'10"
Bathroom	1.83 m x 2.06 m / 6'0" x 6'9"
Top Landing	1.68 m x 0.89 m / 5'6" x 2'11"
Bedroom 1	3.75 m x 3.77 m / 12'4" x 12'4"
Bedroom 2	3.92 m x 2.66 m / 12'10" x 8'9"

## FEATURES

Semi Detached House  
 Underfloor Heating  
 Two Bedrooms  
 Solar Panels  
 Wood Pellet Stove  
 Double Glazing  
 Beautiful Views  
 Modern Fitted Kitchen  
 Paved Rear Garden suitable for alfresco dining  
 Lawned Front Garden

**EPC RATING - F**

**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.



SOLICITORS  
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