

01294 60 2000

www.jascampbell.co.uk

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



Semi-Detached House
10 Manse Road, WEST KILBRIDE, KA23 9AT
Offers Over £135,000



rightmove

nTheMarket

Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are proud to be marketing this Semi-Detached House situated in a quiet cul-de-sac, in the heart of the wonderful coastal village of West Kilbride. This generously sized family home would be suitable for first time buyers as well as a family looking to expand.

The Ayrshire coastal village of West Kilbride boasts scenic views over Firth Of Clyde towards the Isle Of Arran and offers a variety of local amenities including boutique craft shops, primary school, train station with direct trains to Glasgow and Largs, golf course, beach and the popular Seamill Hydro providing restaurants and leisure facilities. Within a few miles is Largs Marina which caters for the sailing enthusiasts and the links of West Kilbride Golf Club is close to hand as are the sandy beaches along this section of the coastline.

Accommodation on the ground floor comprises: Entrance Hallway - Family sized Lounge with a large window over looking the front of the property and a large storage cupboard - Glass panelled doors leading to the Dining room with a large window filling the room with natural light. The rear door leads to an enclosed paved garden - The Kitchen houses wall and floor units for more than ample storage. There are rear and side windows. The fridge freezer, washing machine, electric cooker with gas hob and dishwasher are included in the sale.

Accommodation on the First Floor comprises: Top Landing with a window to the side and two storage cupboards - Bedroom One is of double size with a window to the front - Bedroom Two also of double size is located at the rear and has two storage cupboards - Bedroom Three is a single sized room with a smaller storage cupboard - The Shower Room is located at the rear and houses a two piece suite with separate shower cubicle.

Internal Viewing Highly Recommended.

MEASUREMENTS

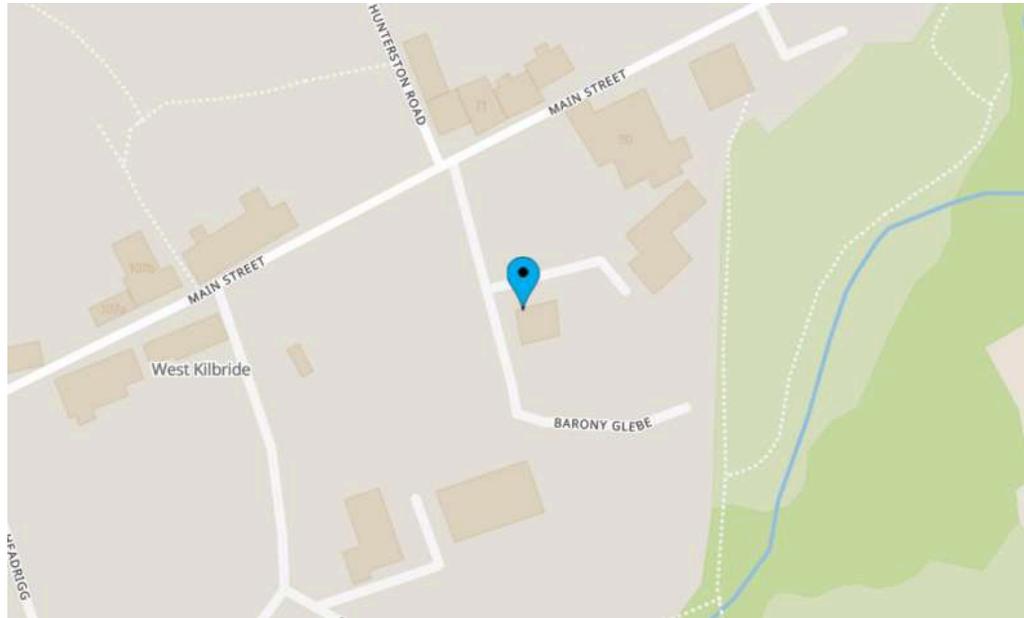
| | |
|------------------|---------------------------------|
| Entrance Hallway | 2.15 m x 1.56 m / 7'1" x 5'1" |
| Lounge | 3.13 m x 4.98 m / 10'3" x 16'4" |
| Dining Room | 3.47 m x 2.50 m / 11'5" x 8'2" |
| Kitchen | 3.36 m x 2.20 m / 11'0" x 7'3" |
| Bedroom 1 | 4.06 m x 2.83 m / 13'4" x 9'3" |
| Bedroom 2 | 3.43 m x 2.85 m / 11'3" x 9'4" |
| Bedroom 3 | 3.00 m x 1.89 m / 9'10" x 6'2" |
| Shower Room | 2.38 m x 1.87 m / 7'10" x 6'2" |

FEATURES

Five apartment family home
 Easy maintained paved rear garden with mature shrubbery
 Gas Central Heating
 Double Glazing
 Ample Storage
 Driveway
 Garage
 Popular Seaside Village
 Close walking distance to train station for easy commuting

EPC RATING - D

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 ADVISERS

Ref:
E474350



JAS CAMPBELL & CO LTD
ws
solicitors notaries 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