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



End Terraced House  
69 Simson Avenue, West Kilbride, KA23 9DS  
Offers Over £88,000



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Jas Campbell & Co Ltd are proud to be marketing this End Terraced family home which is conveniently located in this wonderful coastal village of West Kilbride. The house boasts generously sized apartments and would be suitable for first time buyers as well as a buy to let. 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.

Ground Floor Accommodation Comprises: Entrance Hallway with an under stair storage cupboard - Lounge boasting windows to both the front and rear of the house flooding the room with natural light - The Kitchen is entered via the hallway and leads outside to the rear and side enclosed garden. There are floor and wall units providing more than ample storage.

First Floor Accommodation: Top Landing with a window to the side - Bedroom One is a double room overlooking the front of the house with a storage cupboard - Bedroom Two is also a double room situated to the rear - Bedroom Three is a boxroom/ study with a window to the front - Family Bathroom is to the rear and houses a three piece suite.

Internal Viewing Highly Recommended.

## MEASUREMENTS

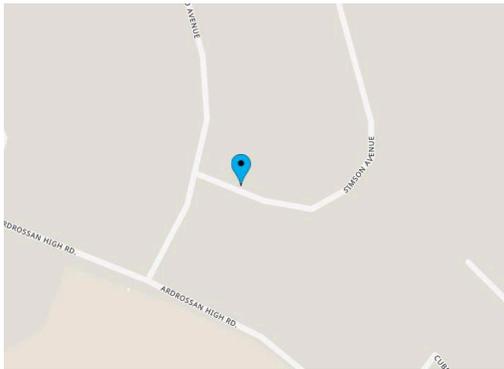
Entrance Hallway	2.05 m x 2.03 m / 6'9" x 6'8"
Lounge	5.86 m x 2.71 m / 19'3" x 8'11"
Kitchen	3.83 m x 2.91 m / 12'7" x 9'7"
Family Bathroom	1.91 m x 1.71 m / 6'3" x 5'7"
Bedroom 1	4.02 m x 2.98 m / 13'2" x 9'9"
Bedroom 2	3.91 m x 2.87 m / 12'10" x 9'5"
Bedroom 3/Box Room	1.98 m x 1.98 m / 6'6" x 6'6"

## FEATURES

End Terraced Family Home  
 Three Bedrooms  
 Close to all local amenities including transport  
 Gas Central Heating  
 Private Front, Side & Rear enclosed gardens  
 Seaside Village

**EPC RATING - D**

**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  
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