



Detached House

9 Kelvin Gardens, LARGS, KA30 8SX  
Offers Over £295,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ



# MACTAGGART & Co

## SITUATION

Located in this small, sought after development of homes in the former grounds of Netherhall Mansion House and presented in excellent internal order, 9 Kelvin Gardens is a larger style detached villa that makes a superb family home. The property is well placed for ease of access to the seafront promenade and the town centre with its wide range of amenities, train and bus terminals is less than a mile from the property.

The accommodation comprises reception hallway, lounge, dining room, kitchen with archway to a breakfast area, conservatory, utility room, WC/cloakroom, four bedrooms with master ensuite, family bathroom and double integral garage. The property has gardens to the front and rear. The rear gardens have a woodland backdrop and are of excellent proportion with paved terraces, lawn and raised planting beds.

In more detail the accommodation on offer comprises a reception hallway which opens to a front facing formal lounge with box bay window. The kitchen is located to the rear of the reception hallway and is fitted with a range of wall and base units with an archway opening to a breakfasting area. Integrated appliances include gas hob, double oven, extractor and dishwasher. The freestanding American larder style fridge/freezer may be included in the sale. The kitchen has access to a useful utility room which is plumbed for a washing machine and a door opening to a WC/cloakroom. A formal dining room is accessed from the kitchen and opens to a spacious conservatory overlooking the rear gardens. The property has four bedrooms on the first floor, two with built in wardrobe storage. The master bedroom features a three piece ensuite shower room. The family bathroom is located on this level and is fitted with a modern three piece suite to include WC, wash hand basin and bath.

In addition to the above the property has double glazing, gas central heating and a monobloc driveway leading to a double integral garage equipped with power and light. Some of the properties in the development have converted one of the integral garages to form more living accommodation as required.

There are gardens to the front and rear. The attractive rear gardens have gated access to woodland and feature paved terraces, an area of lawn with raised planting beds and a summer house which is included in the sale.

## ROOM DIMENSIONS

Lounge	4.01 m x 4.06 m / 13'2" x 13'4"
Dining Room	2.77 m x 2.77 m / 9'1" x 9'1"
Kitchen	2.77 m x 3.56 m / 9'1" x 11'8"
Bedroom 1	3.76 m x 3.02 m / 12'4" x 9'11"
Bedroom 2	3.45 m x 2.84 m / 11'4" x 9'4"
Bedroom 3	4.52 m x 2.49 m / 14'10" x 8'2"
Bedroom 4	1.78 m x 2.74 m / 5'10" x 9'0"
Bathroom	1.78 m x 2.06 m / 5'10" x 6'9"
Shower Room	1.70 m x 2.16 m / 5'7" x 7'1"
Conservatory	4.42 m x 3.33 m / 14'6" x 10'11"
Breakfast Room	2.77 m x 2.41 m / 9'1" x 7'11"
Utility Room	1.57 m x 1.57 m / 5'2" x 5'2"
WC	1.09 m x 1.57 m / 3'7" x 5'2"

## BURDENS

The property is in Band G of the Council Tax.











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## PRICE

Offers Over £295,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

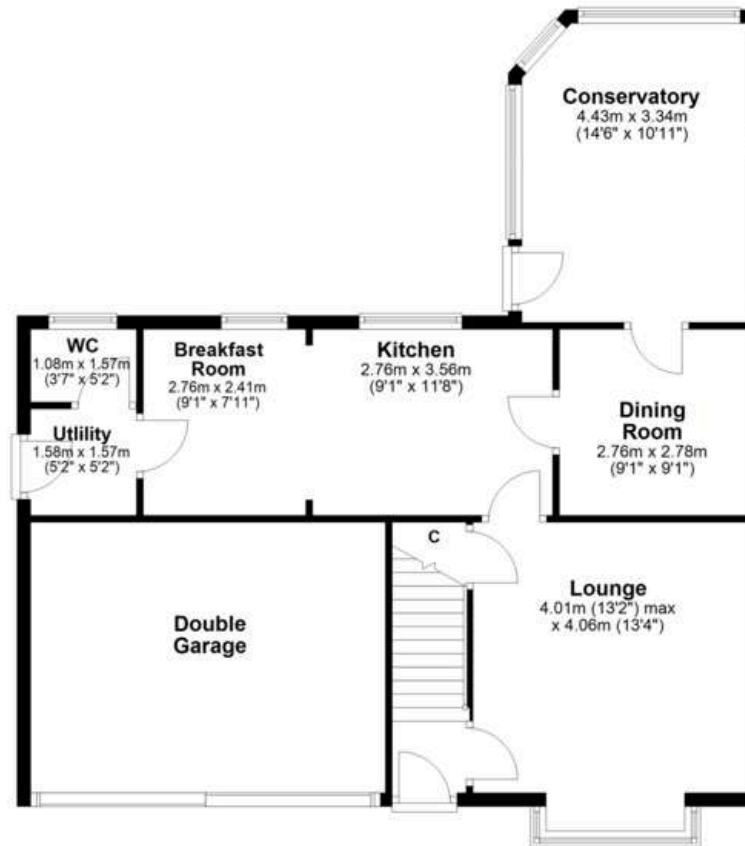
## EPC RATING

C

## NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were taken using a sonic measuring device and their accuracy is not guaranteed.

**Ground Floor**  
Approx. 88.3 sq. metres (950.9 sq. feet)



**First Floor**  
Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 145.8 sq. metres (1569.4 sq. feet)

espc

Ref:  
E473511

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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