



Cottage

1 Kelburn Terrace, LARGS, KA29 0AH
Offers Over £140,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Positioned on a quiet private road yards from the seafront in the popular coastal village of Fairlie which lies approximately two miles to the south of the main centre of Largs, Hayburn Cottage is a charming on the level detached, traditionally built bungalow.

The property is in need of some internal modernisation and upgrade but has recently had the roof re-tiled and has the potential to be an excellent home for a wide range of clients.

The accommodation on offer comprises entrance vestibule, reception hallway, lounge, kitchen, two bedrooms, shower room and utility/workshop.

The property has private gardens to the front, a private paved courtyard to the rear and an area of allocated garden which combines with a communal drying green.

Fairlie is a popular destination with highly regarded primary school, village inn and mainline station with a direct regular service to Glasgow. In more detail the accommodation on offer comprises and entrance vestibule entered through a set of UPVC French doors. The reception hall opens to a lounge with wall mounted coal effect electric fire and doorway access to the kitchen.

The kitchen is fitted with a range of older style units and freestanding white goods which may be included in the sale.

The property has two bedrooms and a spacious shower room with three piece suite to include WC, wash hand basin and walk in shower area. In addition to the above, the property has double glazing, electric heating, front and rear gardens and excellent loft storage.

ROOM DIMENSIONS

Lounge	5.11 m x 3.43 m / 16'9" x 11'3"
Kitchen	2.16 m x 3.43 m / 7'1" x 11'3"
Bedroom 1	3.07 m x 3.48 m / 10'1" x 11'5"
Bedroom 2	1.96 m x 3.48 m / 6'5" x 11'5"
Shower Room	2.06 m x 3.43 m / 6'9" x 11'3"
Utility/Workshop	1.68 m x 4.72 m / 5'6" x 15'6"

BURDENS

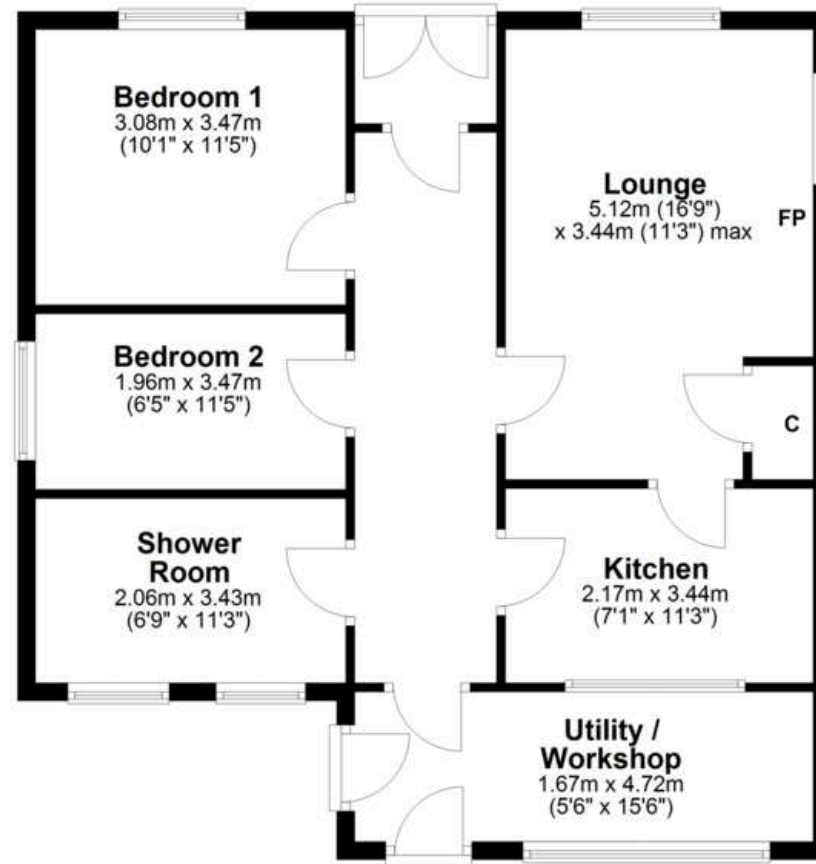
The property is in Band C of the Council Tax.



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Ground Floor

Approx. 72.5 sq. metres (780.9 sq. feet)



Total area: approx. 72.5 sq. metres (780.9 sq. feet)

PRICE

Offers Over £140,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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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 a using a sonic measuring device and their accuracy is not guaranteed.

espc

Ref:
E474410

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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