



Detached House

9 Chapelton Drive, Largs, KA30 8RD
Offers Over £269,000

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 ever popular residential area and well placed for ease of access to local amenities including the seafront promenade and town centre with its wide range of amenities, 9 Chapelton Drive is a simply stunning detached villa, lovingly maintained and cared for by the current owners and presented to the market in truly walk in condition.

The accommodation on offer comprises a broad reception hallway with access to a WC/cloakroom, spacious lounge, dining room, modern fitted kitchen, two double bedrooms, bathroom, driveway parking with detached garage and manicured front and rear gardens. In more detail the accommodation on offer comprises a reception hallway with access to a WC/cloakroom. The hall opens to a bright, spacious lounge of more than nineteen feet in length with a coal effect gas living flame gas fire.

The hall also opens to a formal dining room with doorway access to a modern kitchen fitted with a range of wall and base units with free standing appliances which may be included in the sale. The kitchen has doorway access to the rear gardens. On the upper landing there are two double bedrooms, both with wardrobe storage and a family bathroom fitted with a three piece suite to include WC, wash hand basin and bath with over bath shower. In addition to the above the property has a driveway to the rear leading to a detached garage and manicured gardens to the front and rear. The rear gardens are enclosed and laid mainly to lawn with a paved sun terrace.

ROOM DIMENSIONS

Lounge	6.02 m x 3.68 m / 19'9" x 12'1"
Dining Room	4.19 m x 2.64 m / 13'9" x 8'8"
Kitchen	3.12 m x 2.67 m / 10'3" x 8'9"
Bedroom 1	4.72 m x 3.18 m / 15'6" x 10'5"
Bedroom 2	3.99 m x 2.77 m / 13'1" x 9'1"
Bathroom	2.46 m x 1.85 m / 8'1" x 6'1"
WC	2.29 m x 0.86 m / 7'6" x 2'10"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £269,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

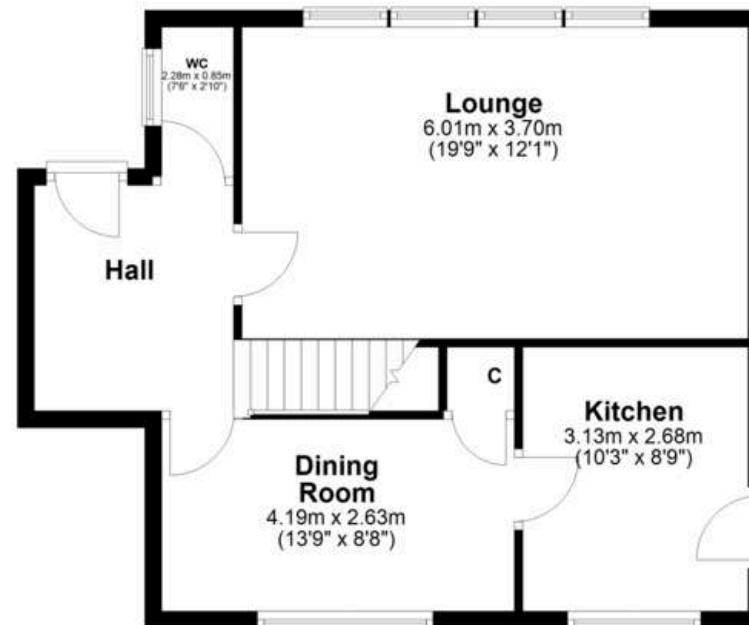
EPC RATING

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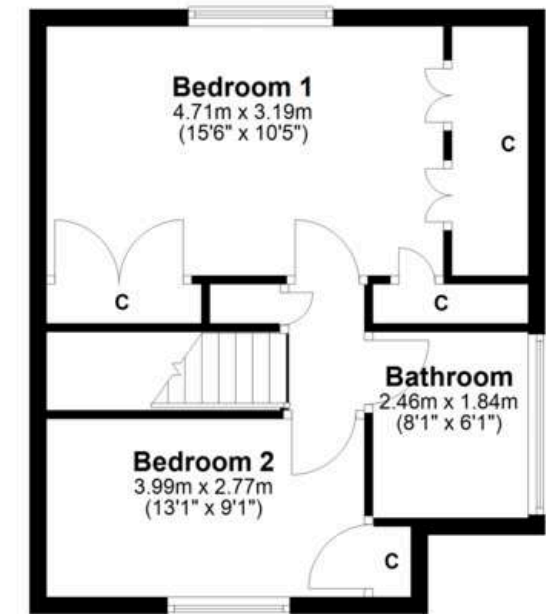
NOTE:

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.

Ground Floor



First Floor



espc

Ref:
E475413

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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