



End Terraced House

3 Blackdales Avenue, Largs,
Offers Over £210,000

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

Located in this quiet cul de sac yet within half a mile of Largs town centre with its wide range of amenities, shops, restaurants, train and bus terminals, 3 Blackdales Avenue is a fabulous traditional red sandstone fronted end terrace villa that has been meticulously cared for by the current owner to make an excellent home for a broad sector of the market. The accommodation on offer comprises a reception hallway, lounge, living/dining room, kitchen, three bedrooms and bathroom.

There is extensive driveway parking to the side of the property and landscaped south facing rear gardens. In more detail the accommodation comprises a reception hallway with doorway access to a front facing lounge with fireplace and bay window.

A door to the rear of the hall opens to a living/dining room with a set of UPVC French doors opening to the rear gardens. The kitchen is accessed from the dining room and is fitted with a range of wall and base units with integrated electric hob, oven and extractor. The freestanding washing machine, drinks fridge and fridge freezer may be included in the sale. The kitchen has doorway access to the rear gardens.

On the upper landing there are three bedrooms. The two main bedrooms have built in wardrobe storage. The third bedroom would make an ideal study or home office. The modern fully tiled bathroom is fitted with a three piece suite to include WC, wash hand basin and shower bath with thermostatic over bath shower with rainfall head. In addition to the above the property has double glazing, gas central heating, driveway parking, front and rear gardens.

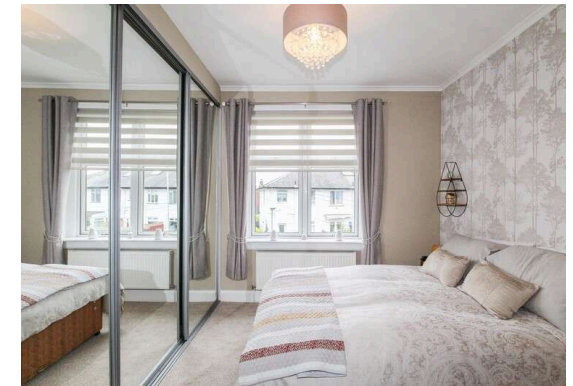
The rear gardens have a southerly aspect and include a timber deck, paved terrace, artificial lawn and a garden shed which is equipped with power and external flood-lighting.

ROOM DIMENSIONS

| | |
|-------------|---------------------------------|
| Lounge | 4.70 m x 3.68 m / 15'5" x 12'1" |
| Dining Room | 3.68 m x 3.07 m / 12'1" x 10'1" |
| Kitchen | 2.67 m x 2.29 m / 8'9" x 7'6" |
| Bedroom 1 | 3.68 m x 2.95 m / 12'1" x 9'8" |
| Bedroom 2 | 3.68 m x 3.07 m / 12'1" x 10'1" |
| Study | 2.18 m x 2.01 m / 7'2" x 6'7" |
| Bathroom | 2.67 m x 2.31 m / 8'9" x 7'7" |

BURDENS

The property is in Band B of the Council Tax.



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PRICE

Offers Over £210,000 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:
E477476

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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