



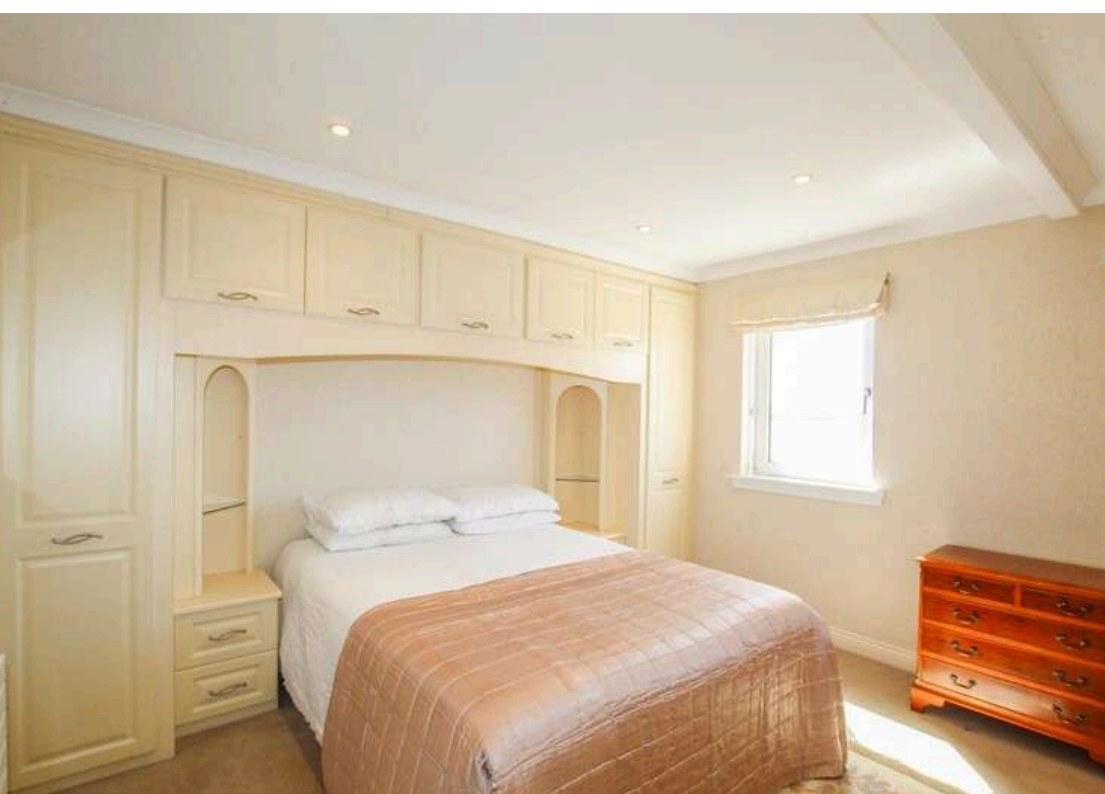
Terraced House

5 Bay Street, Largs, KA29 0AL  
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

With stunning panoramic views of the Firth of Clyde, Cumbrae and Arran in the west from a lounge, dining room, conservatory, deck, master bedroom and dressing room and within yards of Fairlie beach, 5 Bay Street is a well presented terraced villa that has to be viewed to fully appreciate its unique position. The property is well placed for ease of access to the centre of the village and for the commuter Fairlie main line train station with a regular direct service to Glasgow is less than a mile from the property. The main centre of Largs with a wide range of shops, restaurants, primary and secondary schooling lies less than three miles to the north. In detail the accommodation on offer comprises a reception hallway with two storage cupboards and access to a WC/cloakroom. A set of French doors to the rear of the hall open to a bright and spacious lounge/dining room laid on an open plan basis. The lounge has a set of sliding patio doors which open to a glazed conservatory which directly overlooks Fairlie beach and gives breath taking views of the coastline, the Firth of Clyde to Cumbrae and Arran in the west. The conservatory has doorway access to a sheltered timber deck with glazed balustrade also with spectacular views. The kitchen is located to the rear of the dining room and is fitted with a range of wall and base units with integrated double oven, gas hob, extractor, washing machine tumble dryer and dishwasher. The American style fridge/freezer may be included in the sale. A study/home office completes the accommodation on the ground floor. On the upper landing there are three double bedrooms. The master bedroom features a dressing area and has built in wardrobe storage. Both the bedroom and dressing area have excellent water views. The bathroom is accessed from both the dressing area and upper landing on a Jack and Jill basis and is fitted with a five piece suite to include WC, wash hand basin, bidet, bath and shower cubicle. In addition to the above the property has double glazing, gas central heating and neatly maintained chipped gardens to the front.

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## LOUNGE / DINING ROOM

3.76 M X 7.11 M / 12'4" X 23'4"

## KITCHEN

5.72 M X 2.77 M / 18'9" X 9'1"

## MASTER BEDROOM

3.61 M X 3.78 M / 11'10" X 12'5"

## DRESSING ROOM

2.92 M X 2.95 M / 9'7" X 9'8"

## BEDROOM 2

2.79 M X 3.58 M / 9'2" X 11'9"

## BEDROOM 3

2.46 M X 3.18 M / 8'1" X 10'5"

## STUDY

36.63 M X 2.31 M / 120'2" X 7'7"

## BATHROOM

1.96 M X 3.89 M / 6'5" X 12'9"

## CONSERVATORY

2.74 M X 3.68 M / 9'0" X 12'1"

## DECK

2.74 M X 2.34 M / 9'0" X 7'8"

## BURDENS

The property is in Band F of the Council Tax.



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## PRICE

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

## VIEWING

Tel: 01475 674628.

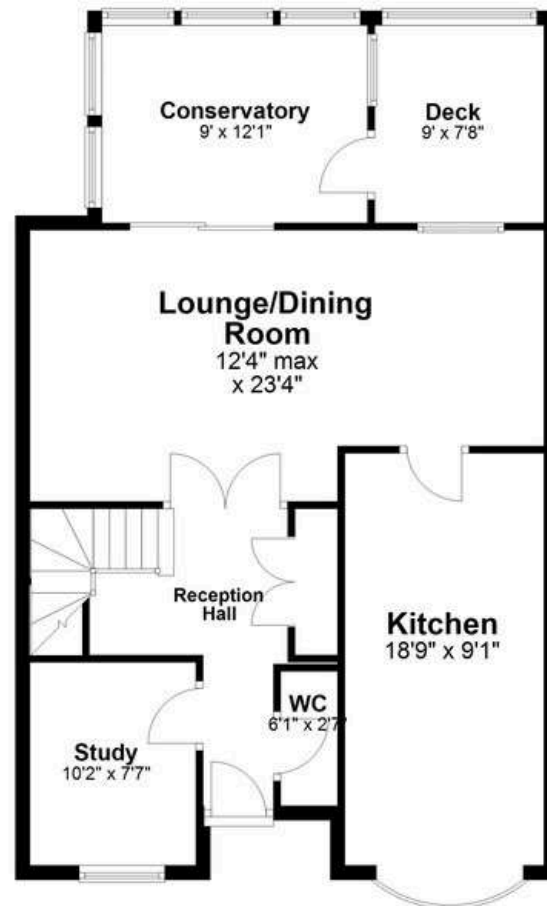
## EPC RATING

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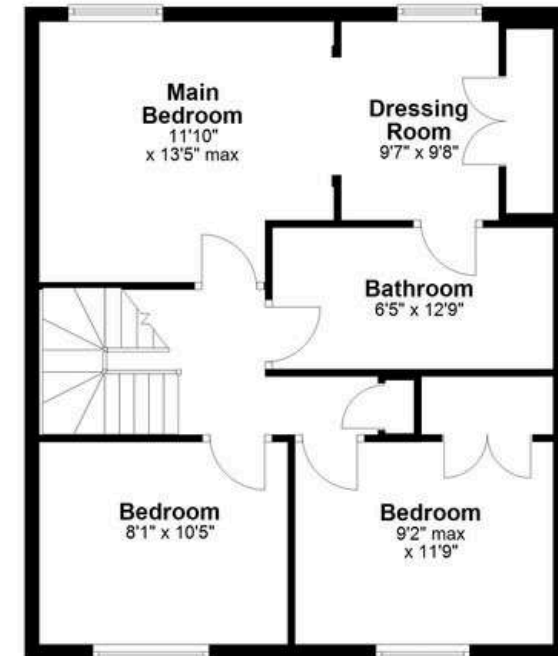
## NOTE:

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:  
E478827

## 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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