



Detached Bungalow

3 Whinhill Avenue, Largs,  
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 ever popular, established residential area on the south side of Largs and well placed for ease of access to the town centre and seafront, 3 Whinhill Avenue is a superb extended on the level bungalow that will hold appeal for a broad sector of the market. In detail the accommodation on offer comprises an entrance vestibule which opens to a broad reception hallway.

The hall gives access to a front facing lounge with bay window and a living/dining room also with bay window overlooking the front gardens. The hallway also opens to a kitchen fitted with a range of wall and base units with breakfast bar and freestanding cooker, fridge and freezer which may be included in the sale.

The kitchen has doorway access to a utility room which is plumbed for a washing machine and a doorway opening to the rear gardens. The current layout of the property allows for three double bedrooms, all with built in wardrobe storage and a bathroom fitted with a three piece suite to include WC, wash hand basin and bath with electric over bath shower. In addition to the above the property has double glazing, gas central heating and driveway parking to the side of the bungalow. The property has front and rear gardens.

The front gardens are mainly chipped with beds of seasonal plants and flowers. The rear gardens are enclosed and are laid with lawn and a paved sun terrace. The greenhouse and gardens shed are included in the sale.

## ROOM DIMENSIONS

Living / Dining Room

4.32 m x 4.34 m / 14'2" x 14'3"

Lounge

4.37 m x 4.34 m / 14'4" x 14'3"

Bedroom 1

4.17 m x 3.89 m / 13'8" x 12'9"

Bedroom 2

3.73 m x 3.51 m / 12'3" x 11'6"

Bedroom 3

2.82 m x 3.58 m / 9'3" x 11'9"

Bathroom

1.60 m x 2.64 m / 5'3" x 8'8"

## BURDENS

The property is in Band E of the Council Tax.



# MACTAGGART & Co



## PRICE

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

## VIEWING

Tel: 01475 674628.

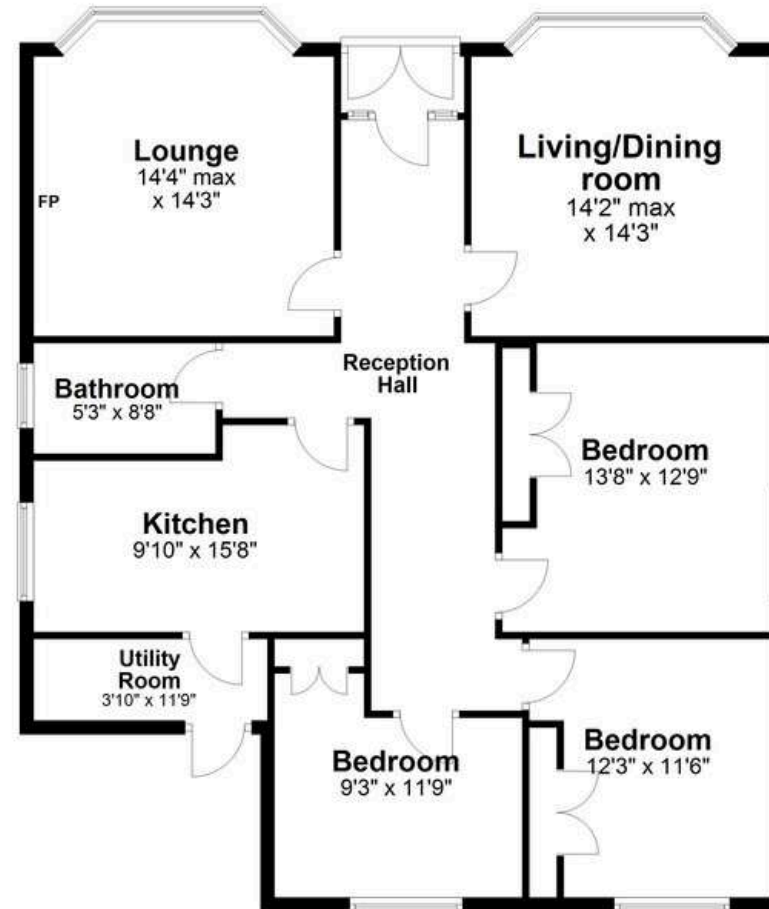
## EPC RATING

D

## 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



espc

Ref:  
E479184

## 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.

# MACTAGGART & Co

## SOLICITORS AND ESTATE AGENTS

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