



Terraced House

23 Bellesdale Avenue, Largs, KA30 9EF
Offers Over £119,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Prominently located and ideally placed for ease of access to Largs Educational Campus and Inverclyde Sports facility, 23 Bellesdale Avenue is a traditional mid terraced villa. The property would make an ideal home for clients of all age ranges and has accommodation to include reception hallway, lounge, open plan kitchen, two double bedrooms, bathroom and gardens.

Bellesdale Avenue is located within 3 miles from Largs educational Campus and the town centre and seafront promenade are also within easy reach. In more detail the accommodation on offer comprises a reception hallway which opens to a bright spacious front facing lounge with electric fireplace. A door to the rear of the lounge leads to an open plan kitchen fitted with a range of wall and base units with a freestanding electric cooker and fridge freezer as well as a rear utility with washing machine and tumble dryer that also gives access to the rear garden which is monoblock and could be used as off street parking.

The accommodation includes two double bedrooms both located on the upper landing and have built in storage. The bathroom is located on the upper landing and is fitted with a three piece suite to include WC, wash hand basin and bath with overhead shower. In addition to the above the property has full double glazing, gas central heating and private garden to the front and back as well as a communal green to the front of the property.

ROOM DIMENSIONS

Lounge	4.72 m x 3.51 m / 15'6" x 11'6"
Kitchen	5.79 m x 2.69 m / 19'0" x 8'10"
Bedroom 1	4.78 m x 3.28 m / 15'8" x 10'9"
Bedroom 2	3.53 m x 2.72 m / 11'7" x 8'11"
Utility Room	3.25 m x 0.91 m / 10'8" x 3'0"
Shower Room	2.08 m x 1.73 m / 6'10" x 5'8"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £119,000 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 taken using a sonic measuring device and their accuracy is not guaranteed.



Ref:
E486911

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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