



Detached House

40 Montgomerie Drive, Largs, KA29 0DY  
Offers Over £335,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

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







# MACTAGGART & Co

## SITUATION

Quietly positioned and accessed from a well maintained private driveway shared with one other property, 40 Montgomerie Drive is an immaculate on the level ranch style bungalow presented to the market in walk in condition. The property sits in generous landscaped garden grounds with driveway parking for multiple vehicles in addition to a large timber garage/workshop making the property ideal for clients who run their business from home. The property is well placed for ease of access to all of the village amenities including the many coastal walks and the mainline train station with a regular direct service to Glasgow is a quarter of a mile away.

In more detail the accommodation on offer comprises an entrance vestibule which opens to a broad reception hallway. A set of French doors from the hall opens to a spacious lounge/dining room extending to more than twenty five feet in length. The lounge has doorway access to a conservatory overlooking the front gardens. The kitchen is accessed from the reception hall and is fitted with a range of modern wall and base units with integrated appliances to include induction hob, double oven and extractor. The kitchen has access to a utility room with a door opening to the rear gardens and plumbing for a washing machine. The property has three double bedrooms all with built in wardrobe storage. The main bedroom has access to an en suite shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle with electric shower. There is a further shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle with electric shower and rainfall head.

In addition to the above the property has double glazing, gas central heating and landscaped gardens. There is extensive monobloc and chipped driveway parking to the front and side of the property leading to a substantial, well maintained timber shed/workshop equipped with power and light.

## ROOM DIMENSIONS

**Living Room**

7.82 m x 4.45 m / 25'8" x 14'7"

**Kitchen**

2.97 m x 3.38 m / 9'9" x 11'1"

**Bedroom 1**

3.18 m x 3.61 m / 10'5" x 11'10"

**Ensuite**

1.35 m x 2.49 m / 4'5" x 8'2"

**Bedroom 2**

2.97 m x 3.53 m / 9'9" x 11'7"

**Bedroom 3**

3.18 m x 2.62 m / 10'5" x 8'7"

**Shower Room**

3.48 m x 1.96 m / 11'5" x 6'5"

**Conservatory**

3.58 m x 3.10 m / 11'9" x 10'2"





















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## PRICE

Offers Over £335,000 should be lodged with Mactaggart & Company.

EPC - D

Council Tax - E

## VIEWING

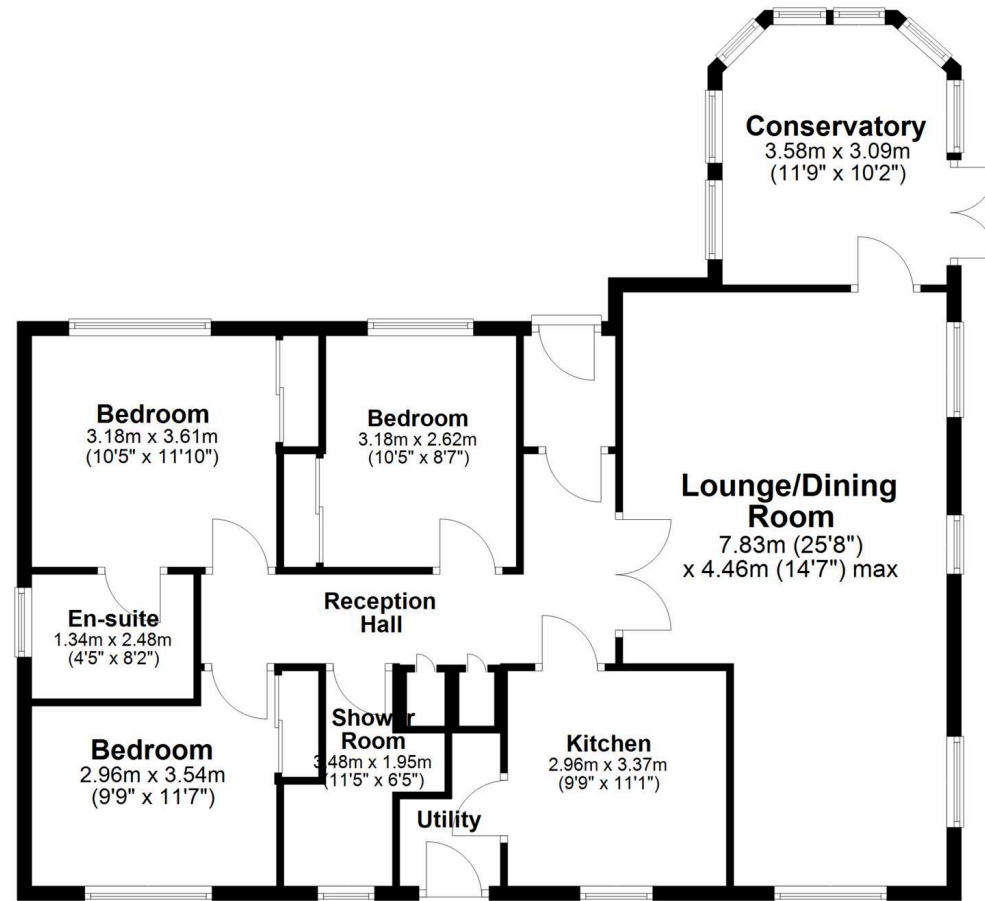
Tel: 01475 674628.

## 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.

## Ground Floor

Approx. 108.9 sq. metres (1172.1 sq. feet)



Total area: approx. 108.9 sq. metres (1172.1 sq. feet)

espc

Ref:  
E491528

## 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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