



Semi-Detached Bungalow

16 Auchenmaid Drive, LARGS, KA30 9JJ
Offers Over £149,000

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 on this quiet avenue within a mile from the town centre and offering family sized accommodation, 16 Auchenmaid Drive is a deceptively spacious semi detached, extended bungalow which would make an ideal home for a broad range of clients. The property is well placed for ease of access to local shops with the relocated Largs Educational Campus less than half a mile away. In more detail the accommodation on offer comprises an entrance vestibule which opens to a reception hallway. The reception hall gives access to a bright front facing lounge with a bow bay window and feature living flame gas fire. The kitchen is accessed from the reception hall and is fitted with a range of older style wall and base units with wood panelling to the walls and ceiling. The freestanding appliances may be included in the sale. To the rear of the reception hall is a formal dining room/family room with doorway access to a full width extension to the rear of the property overlooking the rear gardens with views over largs to the Firth of Clyde, Cumbrae and Arran in the west. The extension also has doorway access to the kitchen and to the rear of the property. The property has three double bedrooms. The main bedroom is located on the ground floor with two bedrooms on the upper level. The upper level bedrooms have views of the hills to the front and the Firth of Clyde to the rear. The main shower room is located on the ground floor with a three piece suite to include WC, wash hand basin and larger style shower cubicle with electric shower. In addition to the above the property has double glazing, gas central heating, extensive cellarage and monobloc driveway parking for multiple vehicles to the side of the building. There are front and rear gardens with the rear gardens laid mainly to lawn with a westerly aspect.

ROOM DIMENSIONS

Lounge	3.99 m x 4.72 m / 13'1" x 15'6"
Dining Room	3.53 m x 2.92 m / 11'7" x 9'7"
Kitchen	3.18 m x 2.97 m / 10'5" x 9'9"
Bedroom 1	3.99 m x 3.51 m / 13'1" x 11'6"
Bedroom 2	4.14 m x 3.07 m / 13'7" x 10'1"
Bedroom 3	2.49 m x 5.08 m / 8'2" x 16'8"
Shower Room	2.49 m x 1.50 m / 8'2" x 4'11"
Garden Room	2.46 m x 7.39 m / 8'1" x 24'3"

BURDENS

The property is in Band D of the Council Tax.



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PRICE

Offers Over £149,000 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.



espc

Ref:
E468851

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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