



End Terraced House

89 Alexander Avenue, LARGS, KA30 9EY
Offers Over £110,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Positioned on a prominent corner site in this popular established residential area ideally placed for access to Inverclyde Sports Centre and the recently relocated Largs Educational Campus, 89 Alexander Avenue is a traditional end terrace villa that will hold broad appeal.

The property is in need of a degree of internal upgrade and modernisation but would make a superb home for clients of all age ranges. In more detail the accommodation on offer comprises a reception hallway which opens to a front facing lounge with bay window and wall mounted coal effect living flame gas fire. A door to the rear of the reception hall opens to a dining room. This apartment could easily form a further living room or bedroom on the ground floor as required.

A door from the dining room gives access to a kitchen fitted with a range of modern wall and base units with integrated gas hob, oven, extractor, fridge/freezer and plumbing for a washing machine. The kitchen has doorway access to a raised paved terrace overlooking the rear gardens. The property has two double bedrooms located on the first floor, one front and one rear facing.

The rear facing bedroom enjoys views over Largs to the Firth of Clyde, Cumbrae and Arran in the west. The main shower room is located on the upper landing and is fitted with a three piece suite to include WC, wash hand basin and walk in shower cubicle with thermostatic shower. In addition to the above the property has double glazing, gas central heating and driveway parking to the side leading to a single detached garage. There are gardens to the side and rear of the property with the gardens to the rear having a westerly aspect.

ROOM DIMENSIONS

Lounge	4.29 m x 3.89 m / 14'1" x 12'9"
Dining Room	3.40 m x 3.45 m / 11'2" x 11'4"
Kitchen	2.46 m x 3.89 m / 8'1" x 12'9"
Bedroom 1	2.90 m x 4.34 m / 9'6" x 14'3"
Bedroom 2	3.86 m x 3.84 m / 12'8" x 12'7"
Dining / Bedroom 3	3.71 m x 3.45 m / 12'2" x 11'4"
Shower Room	2.26 m x 1.85 m / 7'5" x 6'1"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £110,000 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 using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E470095

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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