

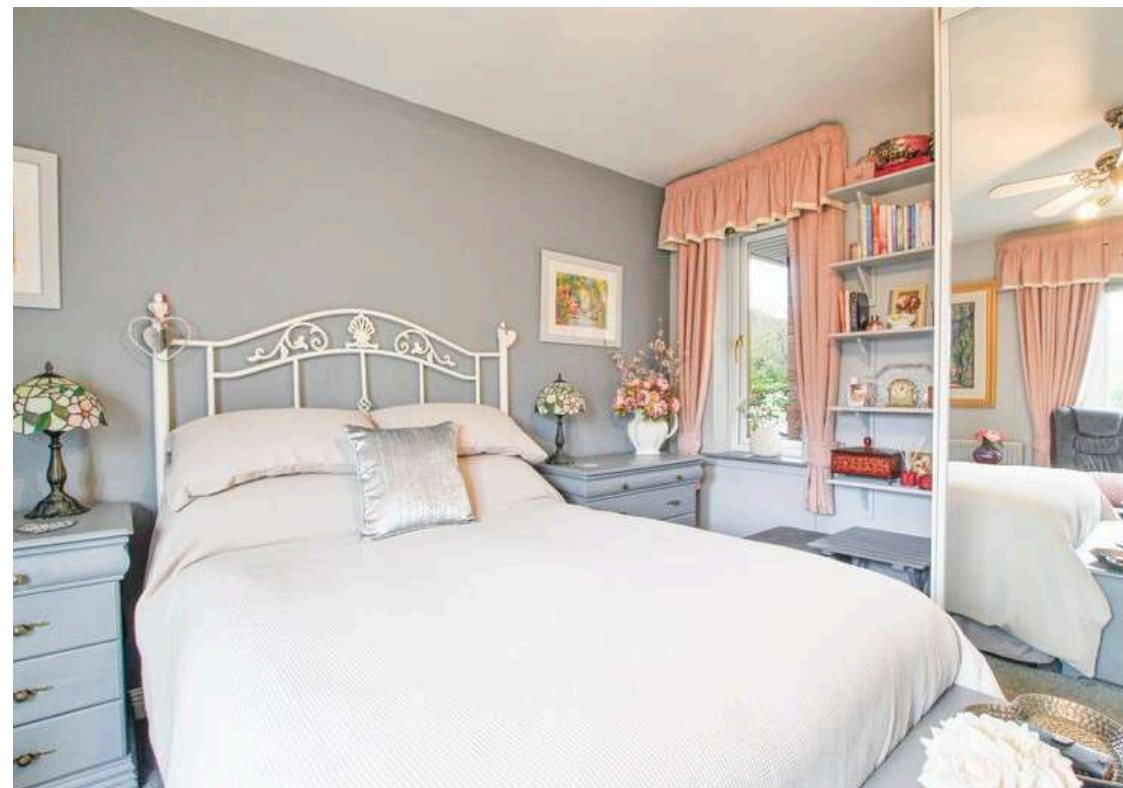


Semi-detached House

82 Glen Avenue, Largs, KA30 8QQ  
Offers Over ££229,000

**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 residential development constructed by MacTaggart and Mickel and known locally as the Glen, Shalom, 82 Glen Avenue is a fabulous unique semi-detached corner site villa that benefits from a superb on the level extension that adds a spacious living room, double bedroom and shower room to the original layout which now gives the property great appeal for a wide range of clients. The original villa also benefits from the addition of a conservatory overlooking the landscaped rear gardens. The accommodation comprises an entrance vestibule, lounge, dining room, kitchen, conservatory, living/sitting room, double bedroom and shower room on the ground floor. On the first floor of the original layout there are three bedrooms and a bathroom.

The property has driveway parking to the front and landscaped rear gardens with a southerly aspect. In more detail the accommodation comprises an entrance vestibule which opens to a spacious lounge. A door to the rear of the lounge gives access to a formal dining room. The kitchen is accessed from the dining room and is fitted with a range of wall and base units with freestanding appliances which may be included in the sale. The dining room gives access to the spacious conservatory which overlooks the rear gardens.

The ground floor extension is accessed from the lounge where a front facing living/sitting room leads through an inner hallway to a beautiful double master bedroom with fitted wardrobe storage and a set of UPVC French doors which open to a split level timber deck in the rear gardens. The inner hallway also opens to a three piece shower room. On the upper landing there are three bedrooms all with built in wardrobe storage and a three piece bathroom. In addition to the above, the property has double glazing, gas central heating and driveway parking to the front. The south facing rear gardens feature a large split level timber deck, lawn and two well maintained sheds which are included in the sale.

## ROOM DIMENSIONS

Lounge	4.75 m x 3.89 m / 15'7" x 12'9"
Sittingroom	4.32 m x 3.99 m / 14'2" x 13'1"
Kitchen	2.31 m x 2.21 m / 7'7" x 7'3"
Dining	2.36 m x 3.10 m / 7'9" x 10'2"
Bedroom 1	3.91 m x 5.99 m / 12'10" x 19'8"
Bedroom 2	3.91 m x 2.34 m / 12'10" x 7'8"
Bedroom 3	2.36 m x 2.95 m / 7'9" x 9'8"
Bedroom 4	3.28 m x 2.21 m / 10'9" x 7'3"
Bathroom	3.12 m x 1.45 m / 10'3" x 4'9"
Shower Room	1.68 m x 1.73 m / 5'6" x 5'8"
Conservatory	4.95 m x 2.77 m / 16'3" x 9'1"

## BURDENS

The property is in Band D of the Council Tax.



# MACTAGGART & Co



## PRICE

Offers Over ££229,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

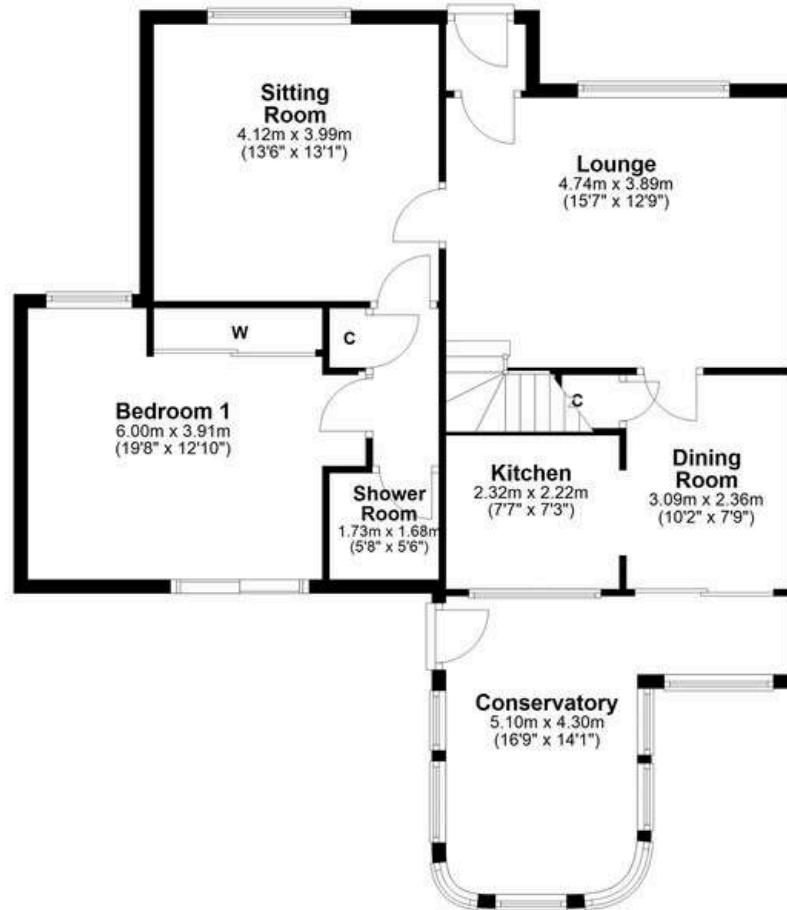
## EPC RATING

C

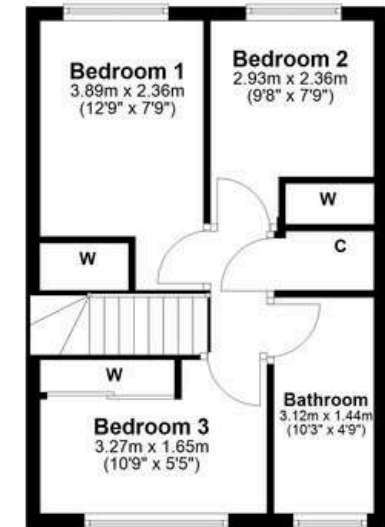
## NOTE:

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



## First Floor



espc

Ref:  
E475861

## 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