



End Terraced House

36 Walkerston Avenue, Largs, KA30 8ER
Offers Over £125,000

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 a quiet cul de sac in this popular established residential development on the south side of the town, well placed for ease of access to the seafront and with the town centre within easy reach, 36 Walkerston Avenue is an end terrace villa that will hold broad appeal. The property is in need of some internal modernisation and upgrade but has the potential to be a superb family home.

The accommodation on offer comprises an entrance hallway, lounge, dining room, kitchen, rear vestibule, two double bedrooms and bathroom. The property has gardens to the front and rear with additional driveway parking. The Walkerston Avenue development is served by a regular local bus service to the centre of Largs and surrounding area.

In more detail the accommodation on offer comprises an entrance hallway which opens to a lounge with a coal living flame gas fire at its focal point. A door to the rear of the lounge opens to formal dining room with access to a kitchen fitted with a range of wall and base units and integrated gas hob and double oven. The remaining freestanding appliances may be included in the sale. There is the opportunity with the relevant permissions to combine the dining room and kitchen to make a kitchen diner. A door to the rear of the kitchen opens to a rear vestibule with storage cupboard and access to the rear gardens. On the upper landing there are two spacious double bedrooms with wardrobe storage and a fully tiled bathroom fitted with a three piece suite to include WC, wash hand basin and bath with electric over bath shower.

In addition to the above the property has double glazing, gas central heating and lawned gardens to the front and rear. There is driveway parking for one vehicle to the side of the property.

ROOM DIMENSIONS

LOUNGE

4.70 M X 3.56 M / 15'5" X 11'8"

DINING ROOM

3.15 M X 2.77 M / 10'4" X 9'1"

KITCHEN

3.15 M X 2.87 M / 10'4" X 9'5"

BEDROOM 1

4.78 M X 3.20 M / 15'8" X 10'6"

BEDROOM 2

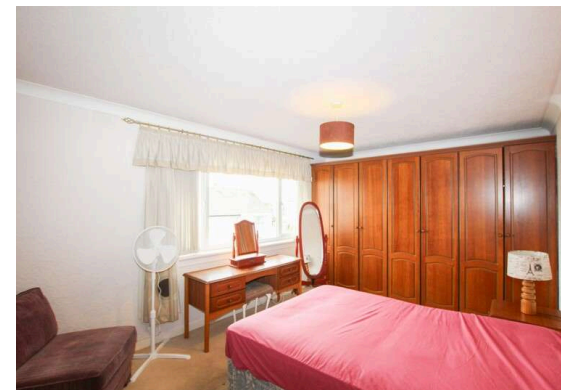
3.38 M X 2.67 M / 11'1" X 8'9"

"BATHROOM

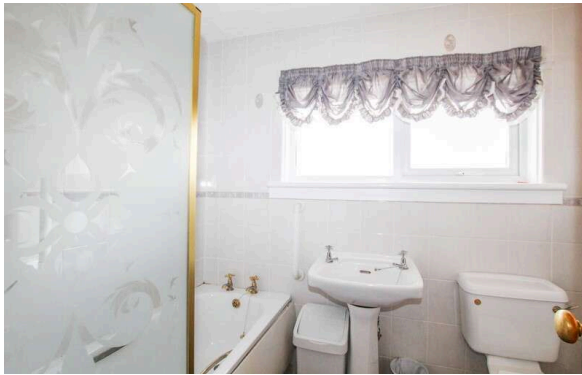
2.26 M X 1.68 M / 7'5" X 5'6"

BURDENS

The property is in Band D of the Council Tax.



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PRICE

Offers Over £125,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

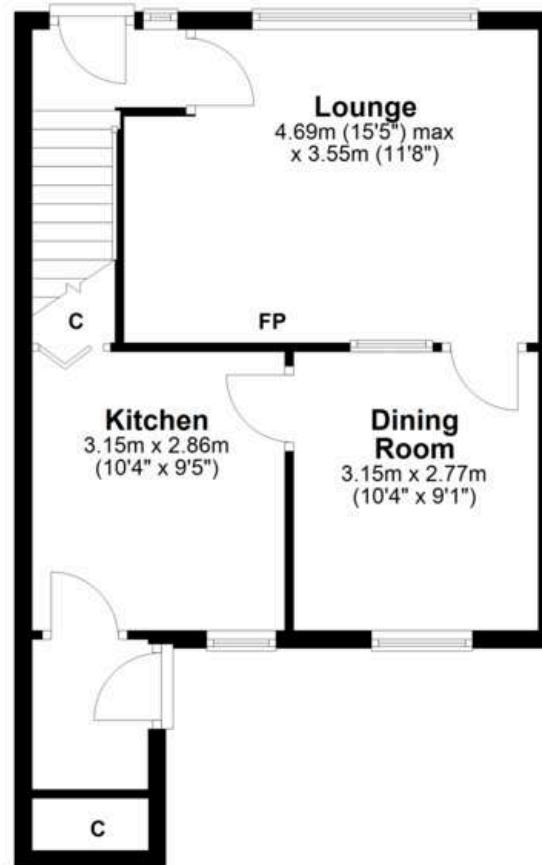
EPC RATING

D

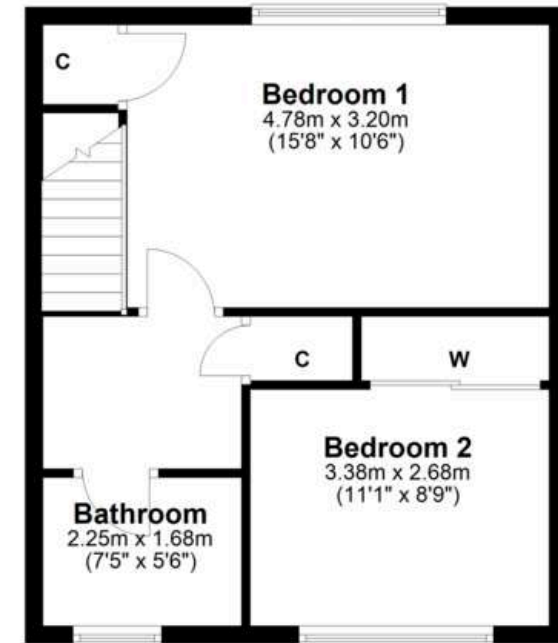
NOTE:

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 taken using a sonic measuring device and their accuracy is not guaranteed.

Ground Floor



First Floor



Ref:
E476978

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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