



Semi-Detached House

20 John Street, Largs,
Offers Over £425,000

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 one of most popular avenues in Largs, ideally placed for access to the shoreline and the town centre with its wide range of amenities within easy reach, 20 John Street is a magnificent, traditional semi-detached villa.

The property which has two storeys and a large attic room has undergone a comprehensive programme of upgrade and modernisation to make it a stunning family home of excellent internal proportion. The flexible layout of the property allows for seven principal apartments in addition to a high quality fitted kitchen, four piece family bathroom and WC/cloakroom on the ground floor.

There are neatly maintained gardens to the front and rear with the rear gardens having a favoured southerly aspect. In more detail the accommodation on offer comprises an entrance vestibule which opens through an internal door with original stained glass panels to a broad reception hallway. The hall opens to a front facing lounge with bay window and ornate cornice work and ceiling rose.

To the rear of the reception hall is a formal dining room, utility cupboard and a high quality kitchen fitted with a range of wall and base units with integrated induction hob, double oven, extractor, wine cooler, dish washer and fridge freezer. The kitchen has a doorway opening to a rear vestibule with access to a WC/cloakroom and the rear gardens. The current layout of the property allows for up to five bedrooms. One bedroom is located on the ground floor, three on the mid landing and one at attic level.

The fully tiled modern family bathroom is located on the mid landing and is fitted with a four piece suite to include WC, wash hand basin, bath and shower cubicle. In addition to the above the property has double glazing, gas central heating and enclosed gardens to the front and rear.

ROOM DIMENSIONS

Lounge	5.66 m x 4.42 m / 18'7" x 14'6"
Kitchen	5.38 m x 3.07 m / 17'8" x 10'1"
Bedroom 1	5.51 m x 4.09 m / 18'1" x 13'5"
Bedroom 2	3.89 m x 3.10 m / 12'9" x 10'2"
Bedroom 3	4.39 m x 3.94 m / 14'5" x 12'11"
Bedroom 4	3.23 m x 2.16 m / 10'7" x 7'1"
Family Room	3.89 m x 3.07 m / 12'9" x 10'1"
Shower Room	2.31 m x 2.24 m / 7'7" x 7'4"
Attic Room	6.40 m x 3.63 m / 21'0" x 11'11"

BURDENS

The property is in Band F of the Council Tax.



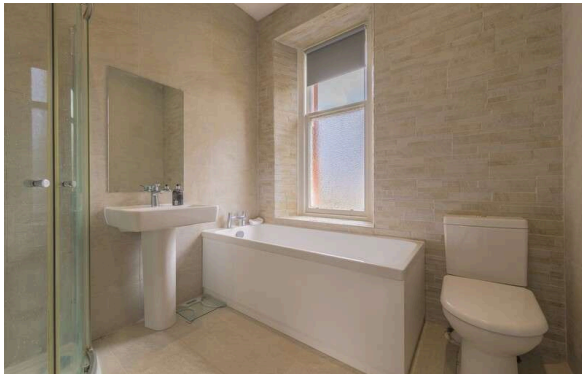








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PRICE

Offers Over £425,000 should be lodged with Mactaggart & Company.

VIEWING

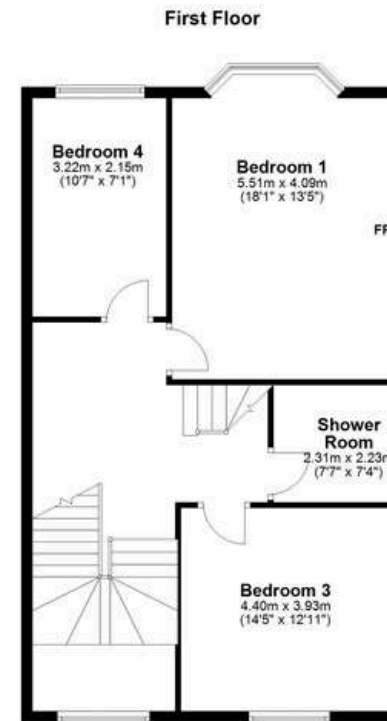
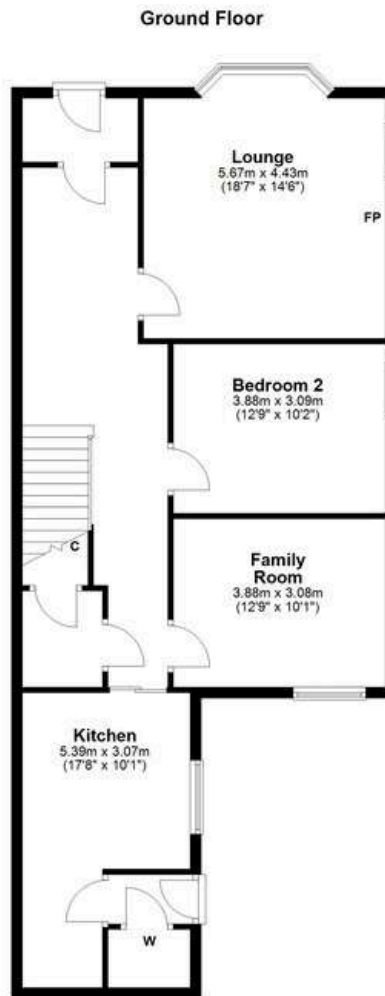
Tel: 01475 674628.

EPC RATING

E

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:
E478548

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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