



Semi-Detached Bungalow

30 Glen Avenue, Largs,  
Offers Over £189,000

**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 the ever popular residential development referred to locally as The Glen, 30 Glen Avenue is a well maintained semi-detached bungalow that will hold broad appeal. The development is accessed from Brisbane Glen Road and comprises detached and semi-detached villas and bungalows built by McTaggart and Mickel in the 1970's.

The development is served by a regular local bus service and is well placed for ease of access to all local amenities including the town centre and seafront promenade.

Accommodation comprises an entrance vestibule, spacious lounge, kitchen, bathroom, two double bedrooms, driveway, garage and front and rear gardens. In more detail the accommodation features an entrance vestibule with storage cupboard that opens to a bright, spacious lounge with a large picture window overlooking the front gardens.

A doorway to the rear of the lounge opens to an inner hallway which gives access to a kitchen fitted with a range of wall and base units with integrated electric hob, oven, extractor and freestanding washing machine which may be included in the sale.

The kitchen has doorway access to the driveway and gardens. The inner hall also has access to two double bedrooms, the master with built in wardrobe storage.

The bathroom is fitted with a three piece suite to include WC, wash hand basin and bath. There is full ceramic tiling to the walls. In addition to the above the property has double glazing, gas central heating, driveway parking leading to a single detached garage and gardens to the front and rear. The rear gardens are enclosed with a southerly aspect with a paved terrace and greenhouse which is included in the sale.

## ROOM DIMENSIONS

|           |                                 |
|-----------|---------------------------------|
| Lounge    | 5.05 m x 3.96 m / 16'7" x 13'0" |
| Kitchen   | 3.35 m x 2.69 m / 11'0" x 8'10" |
| Bedroom 1 | 4.04 m x 3.51 m / 13'3" x 11'6" |
| Bedroom 2 | 2.77 m x 2.69 m / 9'1" x 8'10"  |
| Bathroom  | 1.80 m x 1.68 m / 5'11" x 5'6"  |

## BURDENS

The property is in Band D of the Council Tax.

## PRICE

Offers Over £189,000 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 a using a sonic measuring device and their accuracy is not guaranteed.



Ref:  
E478690

## 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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