



Semi-detached House

35 Raillies Avenue, Largs,
Offers Over £159,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Ideally positioned in a quiet cul de sac location in this ever popular development locally known as "The Glen" and presented to the market in excellent internal and external order, 35 Raillies Avenue is a semi-detached villa that will hold appeal for clients of all age ranges.

The property benefits from garden grounds of excellent proportion which give great scope for further development and extension of the property if required. The property is located within one and a half miles from Largs town centre with its wide range of amenities and is also well placed for ease of access being under a mile from Largs Educational Campus and Inverclyde Sports facility. In more detail the accommodation on offer comprises an entrance vestibule opening to a reception hall which gives access to a bright front facing lounge with open views.

The lounge is laid on a semi open plan basis to a dining area and kitchen fitted with a range of wall and base units with integrated double oven, ceramic hob and extractor. The kitchen is plumbed for a washing machine and has UPVC French door access to the rear gardens. On the upper landing there are two double bedrooms both with built in wardrobe storage and a spacious fully tiled shower room fitted with a three piece suite to include WC, wash hand basin and larger style walk in shower cubicle. In addition to the above the property has double glazing, gas central heating and extensive monobloc driveway parking to the side.

The rear gardens are of excellent size, enclosed and laid mainly to lawn with a paved terrace. The size and position of the rear gardens give great scope for major extension to the side of the property if desired.

ROOM DIMENSIONS

| | |
|---------------------|---------------------------------|
| Lounge | 4.11 m x 2.97 m / 13'6" x 9'9" |
| Kitchen Dining Room | 2.46 m x 4.19 m / 8'1" x 13'9" |
| Bedroom 1 | 3.25 m x 3.28 m / 10'8" x 10'9" |
| Bedroom 2 | 3.51 m x 2.24 m / 11'6" x 7'4" |
| Shower Room | 2.49 m x 1.88 m / 8'2" x 6'2" |

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £159,000 should be lodged with Mactaggart & Company.

VIEWING

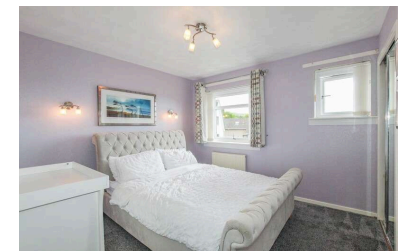
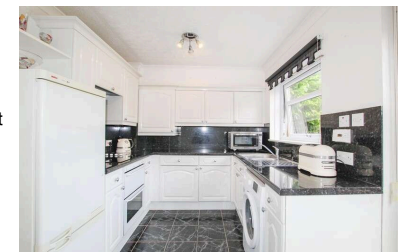
Tel: 01475 674628.

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.



espc

Ref:
E478917

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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