

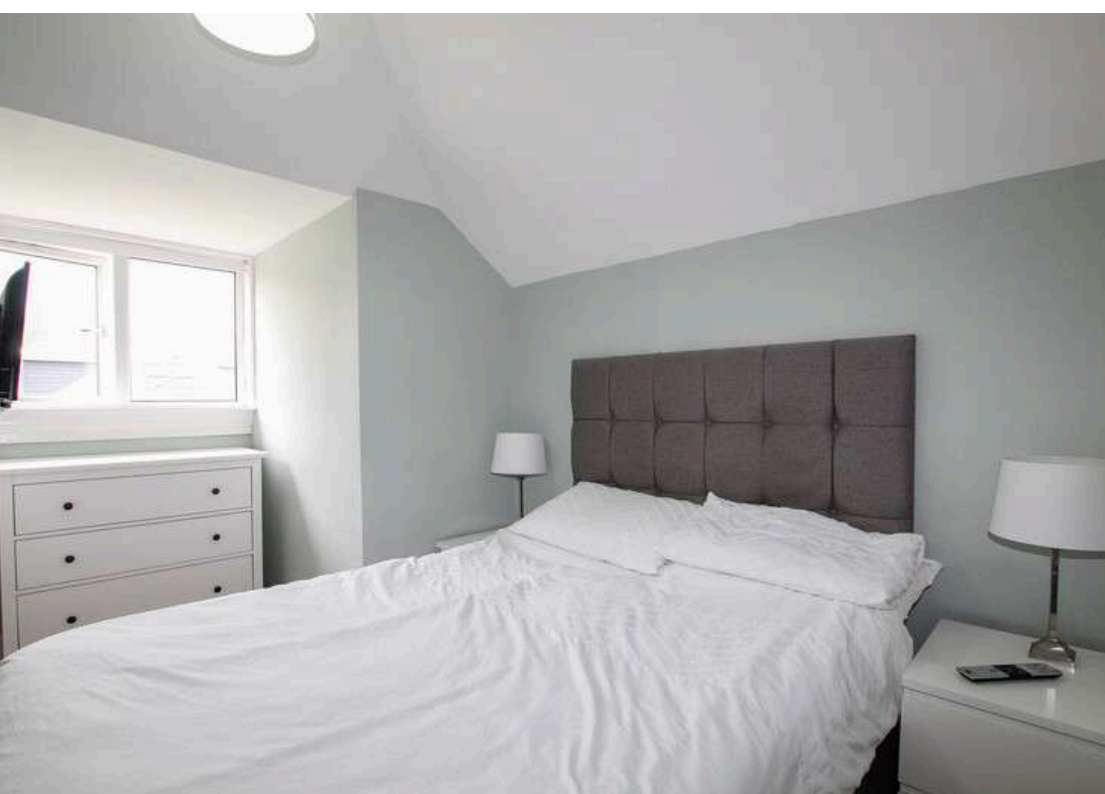


Semi-detached House

2 Sinclair Drive, Largs, KA30 9BL
Offers Over £235,000

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 less than half a mile from Largs town centre and seafront promenade and well placed for ease of access to Largs Educational Campus and Inverclyde Sports facility, 2 Sinclair Drive is a stunning traditional Tudor style semi-detached, extended cottage of deceptive internal proportion that has been transformed and fully modernised by the current owners to make a fabulous home for clients of all age ranges. The property has a flexible internal layout currently featuring three double bedrooms and two public rooms, superb dining kitchen, bathroom, carefully tended enclosed lawned gardens and driveway parking. In more detail the accommodation on offer comprises an entrance vestibule opening to a reception hallway.

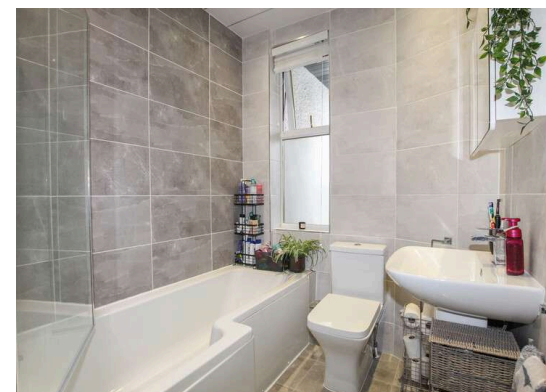
The lounge is a bright apartment with bay window overlooking the front gardens. To the rear of the reception hall is a fabulous family area comprising an informal lounge, dining area with box bay window and modern fitted kitchen with integrated appliances to include induction hob, oven, extractor, fridge and freezer. The kitchen has doorway access to the rear gardens. The fully tiled modern family bathroom is located to the rear of the reception hall and is fitted with a three piece suite to include WC, wash hand basin and shower bath with over bath thermostatic shower and rainfall head. The current layout of the property allows for three bedrooms. One bedroom is located on the ground floor and two on the upper landing. Bedrooms on the first floor have cupboard/wardrobe storage and one has access to walk in store/wardrobe. The bedroom on the ground floor could easily form further living accommodation or a home office as required. In addition to the above, the property has double glazing, gas central heating, hardwood internal doors, high quality laminate flooring, private gardens and communal drying green to the side of the property. There is an attractive wooden deck seating area in the private garden and driveway parking

ROOM DIMENSIONS

Lounge	3.71 m x 3.91 m / 12'2" x 12'10"
Kitchen/Family Room	7.16 m x 3.73 m / 23'6" x 12'3"
Master Bedroom	4.01 m x 2.62 m / 13'2" x 8'7"
Bedroom 2	4.06 m x 2.62 m / 13'4" x 8'7"
Bedroom 3	4.06 m x 2.62 m / 13'4" x 8'7"

BURDENS

The property is in Band E of the Council Tax.



MACTAGGART & Co



PRICE

Offers Over £235,000 should be lodged with Mactaggart & Company.

VIEWING

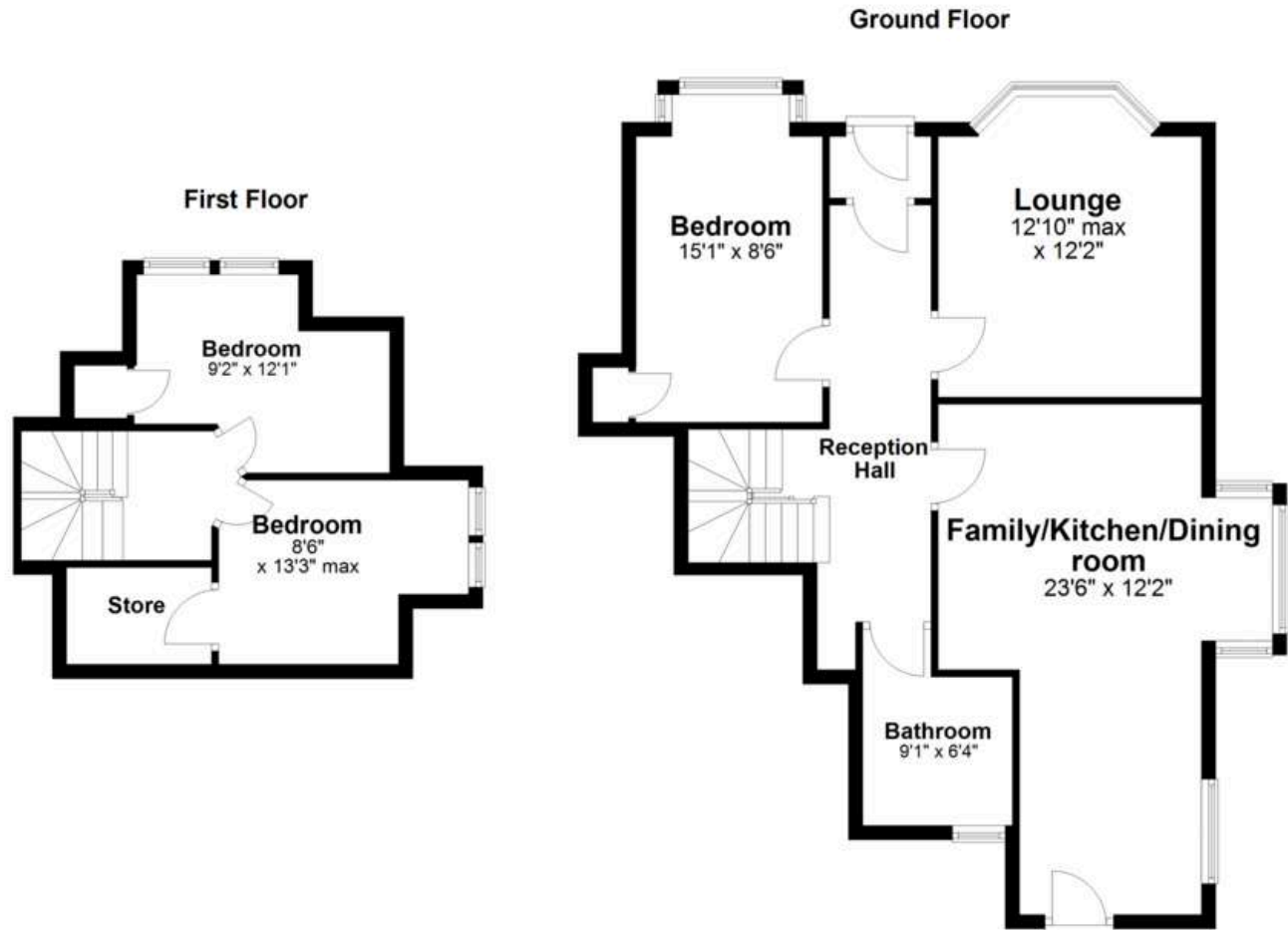
Tel: 01475 674628.

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



espc

Ref:
E479886

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