

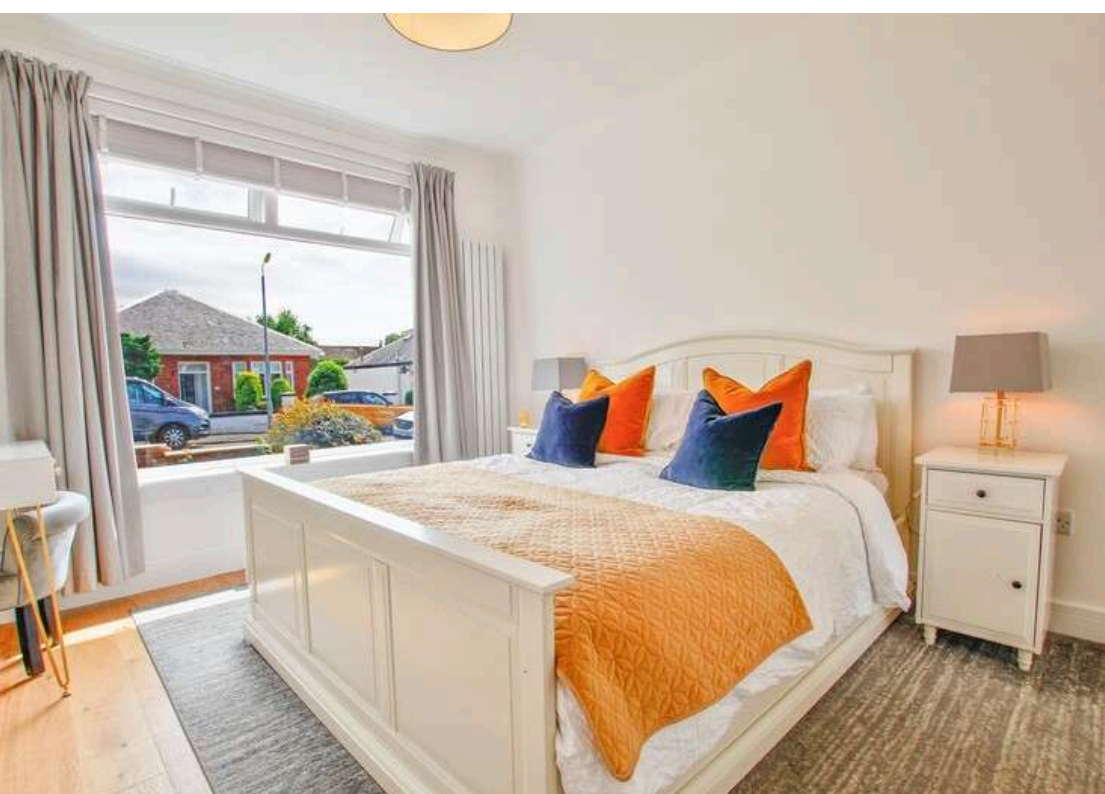


Semi-detached House

29 Rankin Drive, Largs, KA30 9DB
Offers Over £269,000

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

Ideally located for ease of access to Largs Educational Campus and Inverclyde Sports Centre with the centre of Largs and seafront also within easy reach, 29 Rankin Drive is a stunning traditional, extended, semi-detached villa that has been comprehensively modernised and upgraded to make a fabulous home that is presented to the market in truly walk in condition. The property has a flexible internal layout which could include up to four double bedrooms as required.

The main bedroom and bathroom are located on the ground floor making the property an ideal purchase for clients who wish to live predominantly in on the level accommodation. In more detail the accommodation comprises an entrance vestibule which opens to a reception hallway. The reception hall gives access to a bright lounge with a wood burning stove.

To the rear of the lounge a set of bi-fold doors lead to a superb kitchen/diner fitted with a range of wall and base units with granite bench tops. Integrated appliances include induction hob, Neff double ovens, extractor, double fridge and freezer and dishwasher.

A set of glazed UPVC French doors to the rear of the kitchen open to the rear gardens. The property has a flexible layout with up to four bedrooms. Two are located on the ground floor and two on the upper level although the smaller of the bedrooms on the ground floor could easily form a living room or home office/ study as required.

The modern fully tiled bathroom is located on the ground floor and is fitted with three piece suite to include WC, wash hand basin and bath with over bath shower and rainfall head. In addition to the above, the property has double glazing, gas central heating, real oak engineered flooring, hardwood doors and driveway parking leading to a single detached garage with power and light.

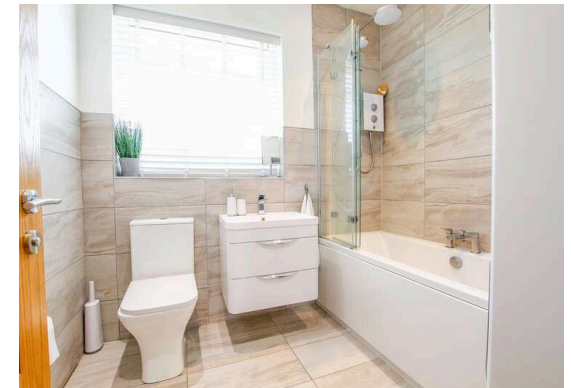
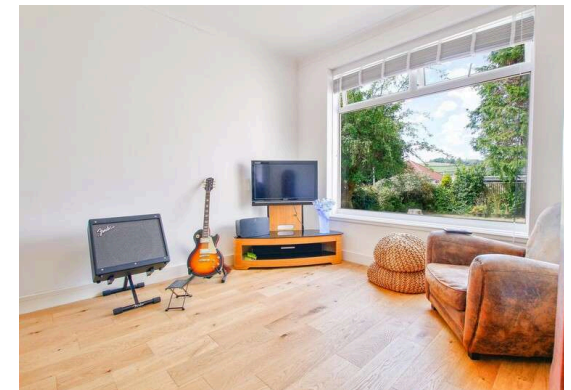
The property has gardens to the front and rear. The rear gardens feature two paved terraces, lawned area and beds planted with seasonal plants and mature trees.

ROOM DIMENSIONS

Lounge	3.71 m x 3.91 m / 12'2" x 12'10"
Dining Area	3.33 m x 3.10 m / 10'11" x 10'2"
Kitchen	3.30 m x 3.10 m / 10'10" x 10'2"
Bedroom 1	3.71 m x 3.15 m / 12'2" x 10'4"
Bedroom 2	5.08 m x 2.57 m / 16'8" x 8'5"
Bedroom 3	3.53 m x 3.68 m / 11'7" x 12'1"
Living / Bedroom 4	3.33 m x 2.84 m / 10'11" x 9'4"
Bathroom	1.96 m x 2.29 m / 6'5" x 7'6"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £269,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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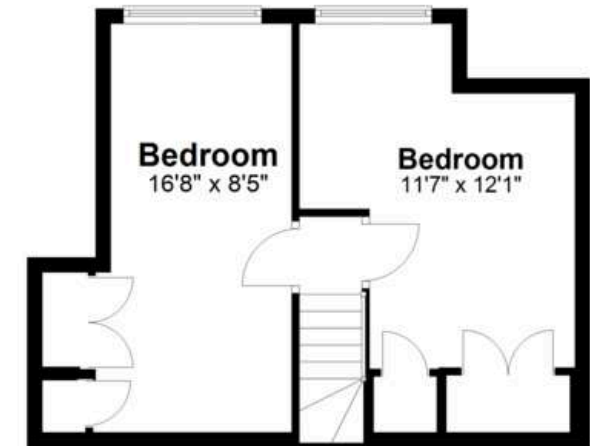
NOTE:

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

Ground Floor



First Floor



espc

Ref:
E480266

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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