



Terraced House

46 Millburn Gardens, Largs, KA30 9NF  
Offers Over £139,000

**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 this popular established residential locale on the south side of Largs and within a mile of the town centre with its wide range of amenities, 46 Millburn Gardens is a terraced villa that will hold appeal for clients of all age ranges.

The property has been freshly decorated and benefits from new floorcoverings. In more detail the accommodation on offer comprises an entrance vestibule which opens to a reception hallway. The hallway gives access to a front facing lounge with living flame gas fire.

The lounge has doorway access to a kitchen fitted with a range of wall and base units. There is a vestibule leading to the gardens to from a doorway at the rear of the kitchen.

A door open from the kitchen opens to a rear facing dining room. On the upper landing there are two double bedrooms and a recently refitted shower room with three piece suite to include WC, wash hand basin and shower cubicle. In addition to the above the property has gas central heating, double glazing, extensive floored and lined loft storage and mature front and rear gardens.

## ROOM DIMENSIONS

Lounge	4.42 m x 3.58 m / 14'6" x 11'9"
Dining Room	3.23 m x 2.01 m / 10'7" x 6'7"
Kitchen	3.05 m x 2.49 m / 10'0" x 8'2"
Bedroom 1	3.68 m x 3.58 m / 12'1" x 11'9"
Bedroom 2	3.28 m x 3.23 m / 10'9" x 10'7"
Shower Room	2.31 m x 1.78 m / 7'7" x 5'10"
Loft Room	5.05 m x 4.39 m / 16'7" x 14'5"

## BURDENS

The property is in Band D of the Council Tax.



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## PRICE

Offers Over £139,000 should be lodged with Mactaggart & Company.

## VIEWING

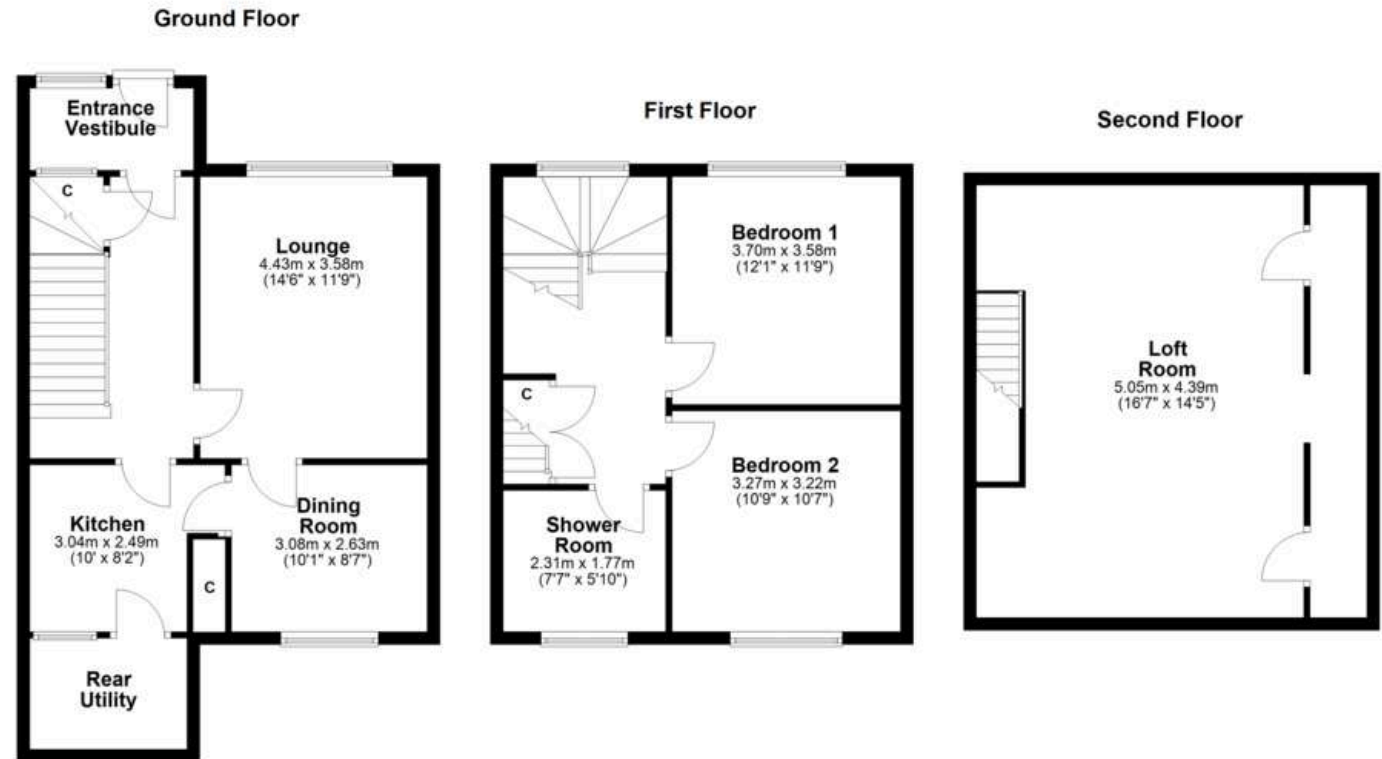
Tel: 01475 674628.

## 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.



espc

Ref:  
E484120

## 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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