



Semi-detached House

12 Keppenburn Avenue, Largs, KA29 0BB  
Offers Over £155,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

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



# MACTAGGART & Co

## SITUATION

Positioned on a prominent corner plot in this established cul de sac in the popular coastal village of Fairlie which lies approximately two miles to the south of the main centre of Largs, 12 Keppenburn Avenue is a deceptively spacious, extended semi-detached villa that makes a fabulous home for a wide variety of clients. The property has been lovingly cared for and maintained by the current owner and has accommodation to include, reception hallway, lounge, kitchen, spacious conservatory, bathroom and three double bedrooms. The property sits in generous mature garden grounds with a gated entrance, garage and parking for multiple vehicles. Keppenburn Avenue is well placed for all of the village amenities with the seafront and mainline station a short distance away.

In more detail the accommodation on offer comprises a reception hallway with storage cupboard. The hall opens to a front facing lounge with real fire and doorway access to a kitchen with built in storage and range cooker. The kitchen has doorway access to the rear gardens. The reception hall also opens to a spacious high quality conservatory with aspects over the gardens. The property has three double bedrooms located on the first floor. All the bedrooms have built in storage. The current owner uses one of these bedrooms as a home office. The family bathroom is located on the ground floor and is fitted with a three piece suite to include WC, wash hand basin and shower bath with thermostatic over bath shower and rainfall head.

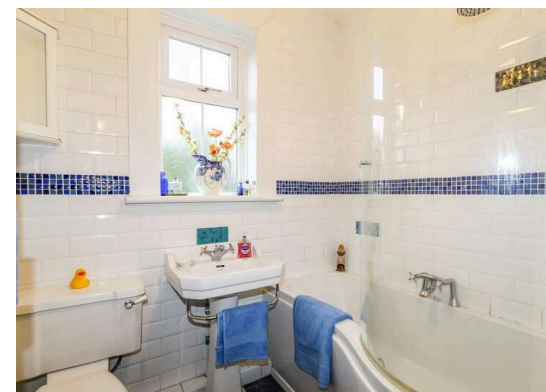
In addition to the above the property has double glazing and gas central heating. The gardens are a particularly attractive feature of the property with a gated entry leading to a monobloc driveway and garage. There are chipped areas, paved sun terrace and beds planted with seasonal flowers, mature plants and trees.

## ROOM DIMENSIONS

Lounge	4.45 m x 3.99 m / 14'7" x 13'1"
Kitchen	2.87 m x 3.99 m / 9'5" x 13'1"
Bedroom 1	3.28 m x 4.52 m / 10'9" x 14'10"
Bedroom 2	3.86 m x 3.30 m / 12'8" x 10'10"
Bedroom 3 / Study	3.45 m x 3.10 m / 11'4" x 10'2"
Bathroom	1.75 m x 2.11 m / 5'9" x 6'11"
Conservatory	4.80 m x 3.86 m / 15'9" x 12'8"

## BURDENS

The property is in Band C of the Council Tax.



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## PRICE

Offers Over £155,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

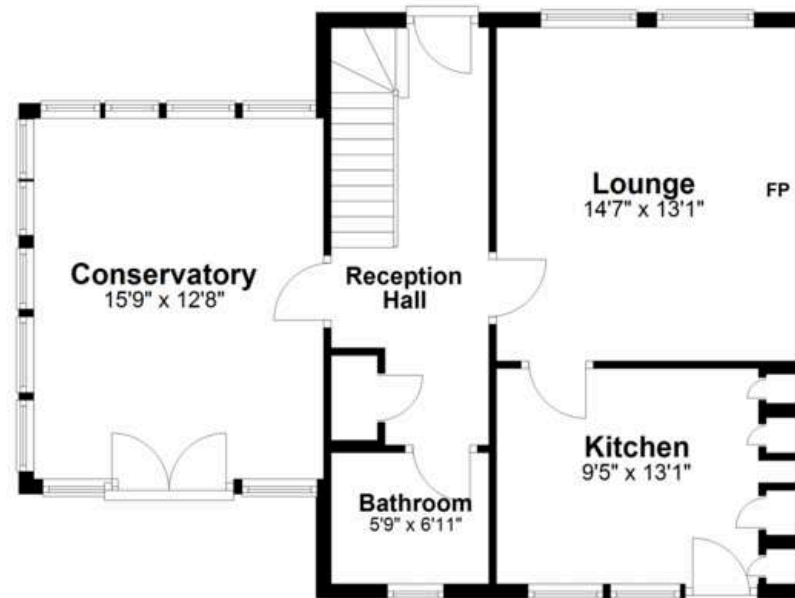
## EPC RATING

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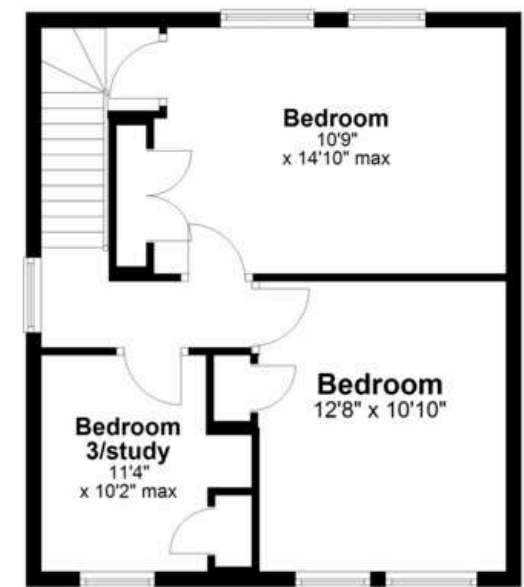
## NOTE:

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.

Ground Floor



First Floor



espc

Ref:  
E484745

## 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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