

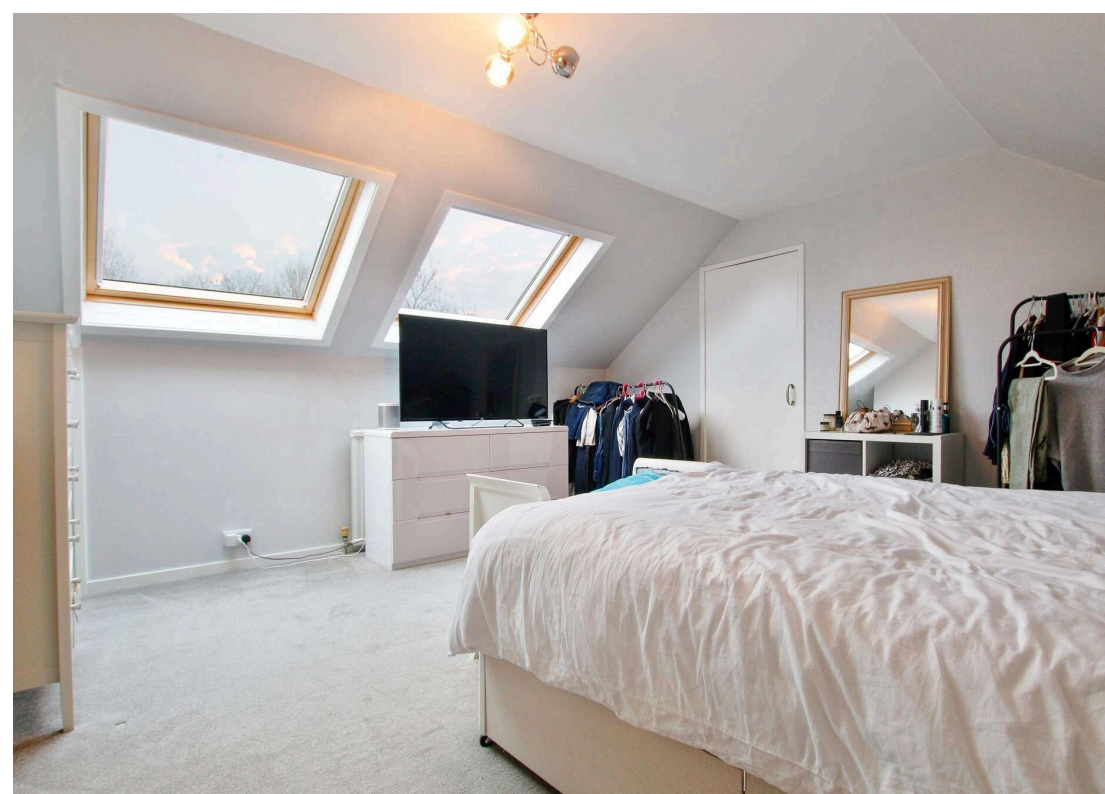


End Terraced House

62 Millburn Gardens, Largs, KA30 9NG
Offers Over £169,000

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

Positioned in this cul de sac location in this popular established residential area on the south side of Largs and within a mile of the town centre with its wide range of shops, restaurants, train and bus terminals, 62 Millburn Gardens is an immaculate extended end terrace villa that makes a stunning family home. The accommodation on offer comprises reception hallway, lounge, dining room, modern extended fitted kitchen, three double bedrooms, bathroom and landscaped gardens.

In more detail the accommodation on offer comprises a reception hallway and storage cupboard which gives access to a front facing lounge with electric coal effect fire. A door to the rear of the reception hall opens to a formal dining room or additional family room. The extended kitchen is fitted with a range of wall and base units with butchers block effect work surfaces, large dining sized 'bar' and integrated appliances to include gas hob, oven and extractor. The freestanding American style fridge/freezer, washing machine and dishwasher may be included in the sale. The property has two double bedrooms on the first floor both with built in wardrobe storage. A fixed stair from the first floor gives access to a spacious attic bedroom. The family bathroom is located on the first floor and is fitted with a modern three piece suite to include WC, wash hand basin and bath with over bath shower.

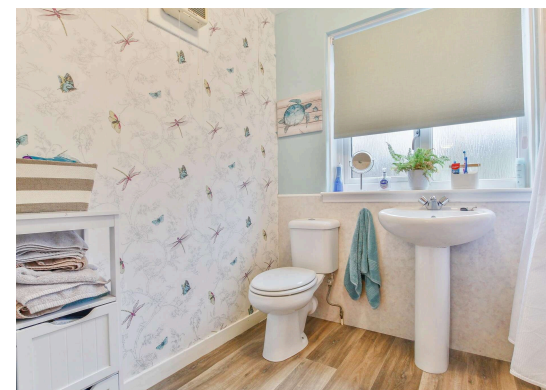
In addition to the above, the property has double glazing, gas central heating and monobloc off street parking to the front. The rear gardens are laid with a mixture of areas of artificial turf, paved terrace and beds planted with seasonal shrubs and flowers. The garden shed is included in the sale.

ROOM DIMENSIONS

Lounge	4.39 m x 3.68 m / 14'5" x 12'1"
Dining Room	3.07 m x 2.69 m / 10'1" x 8'10"
Kitchen	6.78 m x 2.54 m / 22'3" x 8'4"
Bedroom 1	3.76 m x 3.28 m / 12'4" x 10'9"
Bedroom 2	3.30 m x 2.82 m / 10'10" x 9'3"
Bedroom 3	5.00 m x 4.42 m / 16'5" x 14'6"
Bathroom	2.34 m x 1.78 m / 7'8" x 5'10"

BURDENS

The property is in Band D of the Council Tax.



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PRICE

Offers Over £169,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

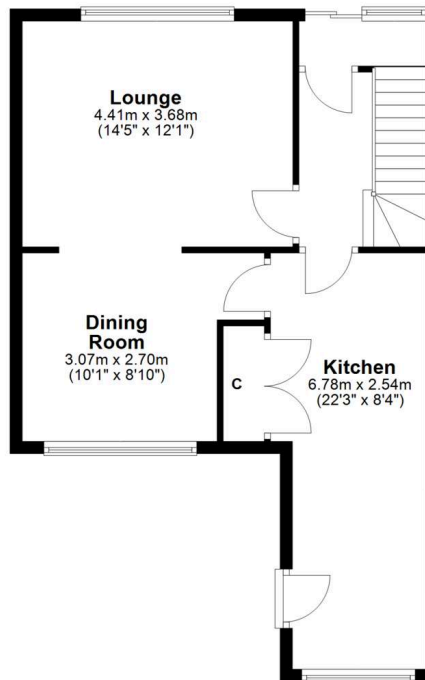
EPC RATING

D

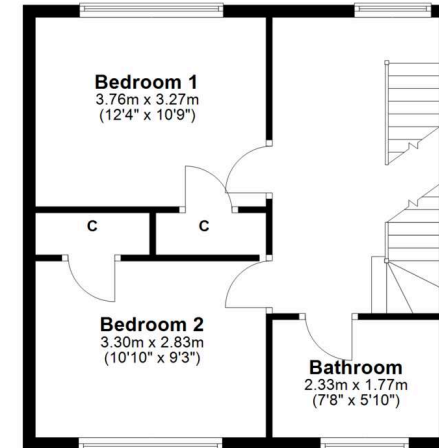
NOTE:

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.

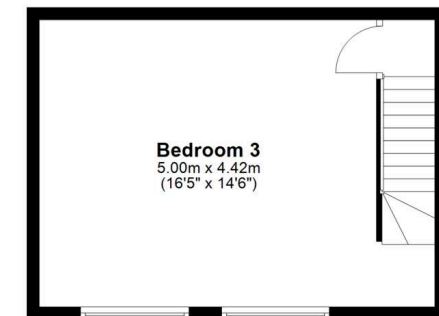
Ground Floor
Approx. 53.1 sq. metres (571.8 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.7 sq. feet)



Second Floor
Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 136.1 sq. metres (1465.2 sq. feet)

espc

Ref:
E485764

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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