



Semi-Detached Bungalow

7 Duffield Drive, Largs, KA30 8ED
Offers Over £230,000

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

Located on one of the town's most sought after areas within a quarter of a mile of the seafront and with the town centre and its wide range of amenities also within easy reach, 7 Duffield Drive is a traditional red sandstone semi-detached bungalow presented in good internal and external order that will hold appeal for clients of all age ranges. The accommodation on offer comprises reception hallway, lounge, dining room, shower room, kitchen and three bedrooms. The property has double glazing, gas central heating, garage, driveway parking and front and rear gardens.

In more detail the accommodation comprises an entrance vestibule opening to an L shaped reception hallway. The hall gives access to a spacious front facing lounge with box bay window and coal effect fireplace. To the rear of the hall is a dining room with stairway access to the first floor. The kitchen is located to the rear of the hallway and is fitted with a range of wall and base units with integrated gas hob, oven and extractor. The kitchen has doorway access to the rear gardens. There is a modern shower room on the ground floor fitted with a three piece suite to include WC, wash hand basin and bath with over bath shower.

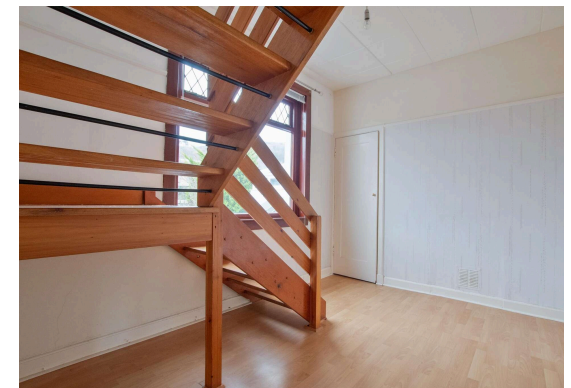
The property has three bedrooms. The main bedroom is located on the ground floor and there are two further bedrooms at attic level. In addition to the above the property has double glazing, gas central heating and driveway parking. There are walled gardens to the rear of the property with a single recently constructed detached garage.

ROOM DIMENSIONS

Lounge	5.33 m x 3.51 m / 17'6" x 11'6"
Dining Room	3.51 m x 2.92 m / 11'6" x 9'7"
Kitchen	3.81 m x 1.83 m / 12'6" x 6'0"
Bedroom 1	3.91 m x 3.53 m / 12'10" x 11'7"
Bedroom 2	4.60 m x 2.64 m / 15'1" x 8'8"
Bedroom 3	4.60 m x 2.74 m / 15'1" x 9'0"
Shower Room	2.69 m x 1.68 m / 8'10" x 5'6"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £230,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

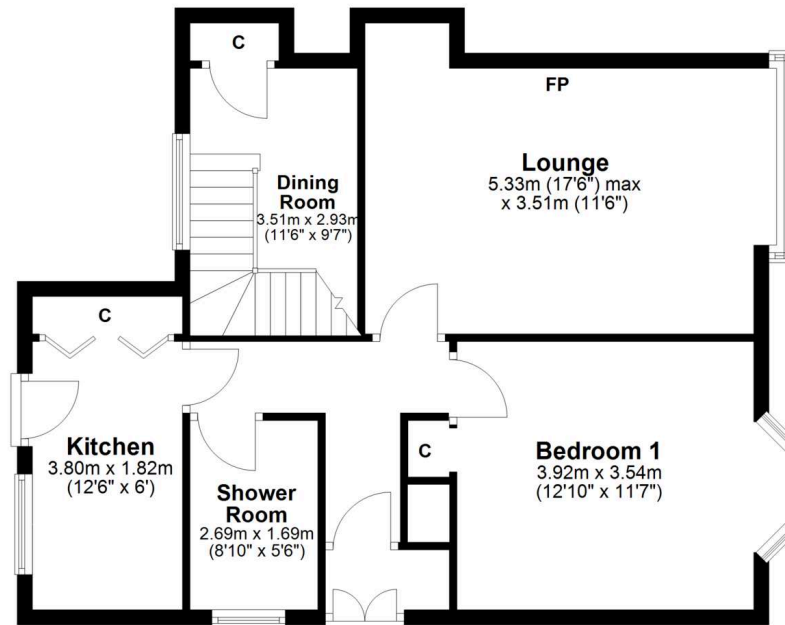
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NOTE:

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.

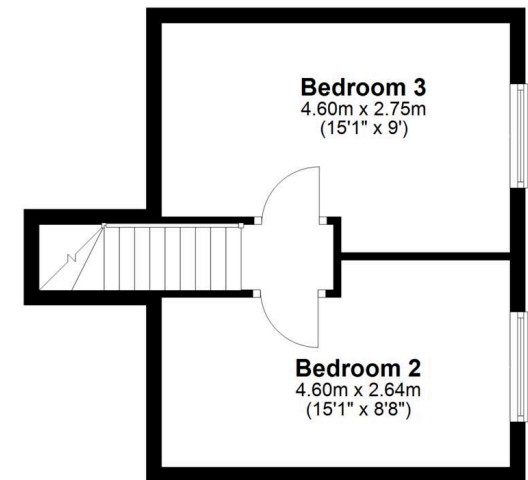
Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 92.2 sq. metres (992.4 sq. feet)

espc

Ref:
E488454

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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