



Detached House

4 Buchanan Firs, Largs, KA30 8QD  
Offers Over £395,000

**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 exclusive crescent of homes shared with only four detached villas, yards from the shoreline and having excellent views of the Firth of Clyde, Cumbrae and Arran, 4 Buchanan Firs is a rarely available detached villa which makes a fabulous family dwelling. The property is in need of some modernisation and upgrade but has excellent development potential. 4 Buchanan Firs is less than a mile from Largs Main Street with its wide range of shops, restaurants, train and bus terminals and the popular seafront promenade is also within easy reach.

In detail the accommodation comprises an entrance vestibule which opens to a broad reception hallway. The hall gives access to a spacious lounge with hardwood panelled ceiling, picture window and a set of sliding patio doors which open to a paved sun terrace in the rear gardens. The lounge has doorway access to a formal dining room. Both the lounge and dining room have Firth of Clyde views. The kitchen is accessed from the hall and is fitted with a range of wall and base units with breakfast bar and integrated appliances to include gas hob, double oven, dish washer and washing machine. A door to the rear of the kitchen opens to a vestibule with access to a WC/cloakroom.

The property has up to four bedrooms. Three bedrooms are located on the upper landing and one on the ground floor which is currently used as a study. All bedrooms have built in wardrobe storage. There is a modern shower room located on the upper landing fitted with a three piece to include WC, wash hand basin and larger style walk in shower cubicle with electric shower.

In addition to the above, the property has double glazing, gas central heating and driveway parking leading to an attached double garage equipped with power and light. The property has landscaped, enclosed west facing gardens which overlook the banks of Noddleburn Water to the Firth of Clyde, Cumbrae and Arran in the west.

## ROOM DIMENSIONS

### Lounge

### Dining Room

### Kitchen

### Bedroom 1

### Bedroom 2

### Bedroom 3

### Bedroom 4

### Shower Room

### WC / Cloakroom

6.60 m x 3.89 m / 21'8" x 12'9"

2.95 m x 4.01 m / 9'8" x 13'2"

4.09 m x 3.86 m / 13'5" x 12'8"

4.62 m x 4.45 m / 15'2" x 14'7"

3.25 m x 2.92 m / 10'8" x 9'7"

2.39 m x 3.56 m / 7'10" x 11'8"

2.92 m x 3.86 m / 9'7" x 12'8"

3.18 m x 2.13 m / 10'5" x 7'0"

2.92 m x 1.80 m / 9'7" x 5'11"

## BURDENS

The property is in Band G of the Council Tax.





















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## PRICE

Offers Over £395,000 should be lodged with Mactaggart & Company.

## VIEWING

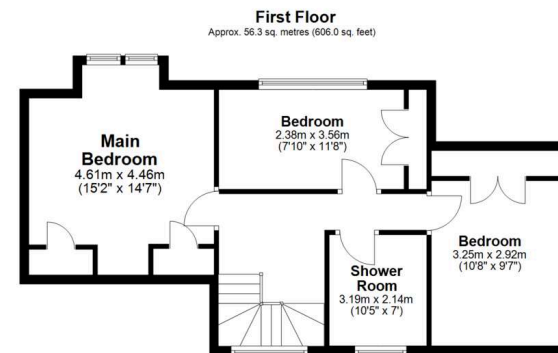
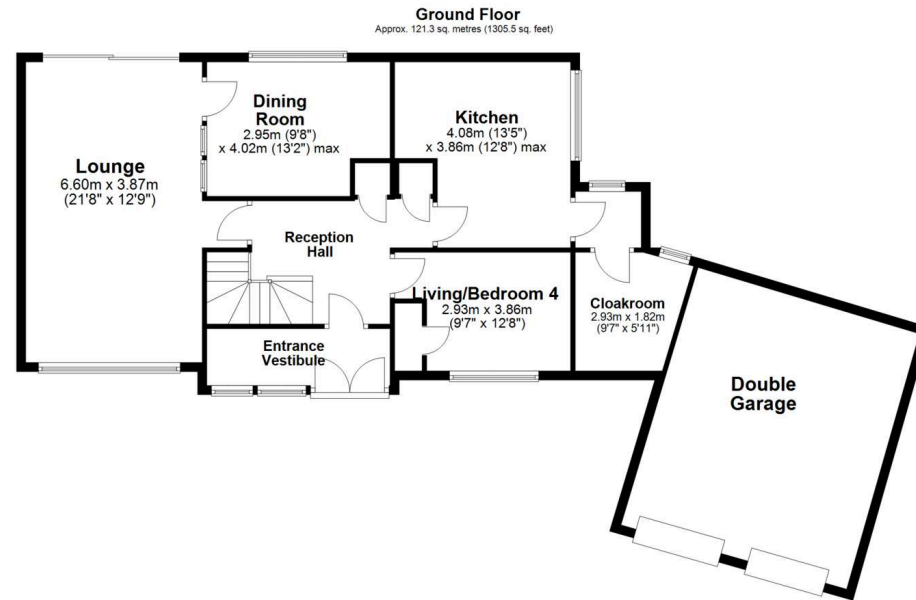
Tel: 01475 674628.

## 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.



Total area: approx. 177.6 sq. metres (1911.5 sq. feet)

**espc**

Ref:  
E488706

### 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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