



Townhouse

14 Aubery Crescent, Largs, KA30 8PR  
Offers Over £480,000

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

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







# MACTAGGART & Co

## SITUATION

Aubery Crescent in Largs is a picturesque waterfront street located within half a mile of the town centre. The crescent is named after Charlotte Aubery Arethusa Brisbane, the daughter of Captain John William Brisbane. The townhouses along Aubery Crescent are notable examples of traditional Scottish architecture and Carlton Terrace which encompasses the even numbers eight to twenty two, holds particular prominence. This terrace has been recognized for its architectural and historical value, earning a Category B listing from Historic Scotland in 1979. Today, these townhouses continue to be cherished for their aesthetic appeal and also enjoy some of the town's finest views over the Firth of Clyde to Cumbrae and Arran in the west.

Number fourteen is a beautifully appointed home set over three levels with detailed accommodation to include an entrance vestibule which opens to broad reception hallway with access to a WC/cloakroom and walk in storage cupboard. The hall leads into a spacious living room with real fire and full height bay window which has panoramic views over the front gardens, promenade and Firth of Clyde. The kitchen is accessed from the rear of the reception hall and is fitted with a range of wall and base units with central island, gas fired AGA range cooker and built in appliances to include dishwasher, freezer and fridge. There is a separate utility area which is plumbed for a washing machine giving doorway access to the rear gardens.

On the first floor there is an upper lounge with a living flame coal effect fire and a bay window giving superb elevated water and promenade views. The first floor also includes a double bedroom, a home office/study with fitted storage and water views and a modern family bathroom fitted with a four piece suite to include WC, wash hand basin with vanity unit, bath and shower cubicle with thermostatic shower. On the upper landing there are three further double bedrooms all with striking arched windows. The upper landing features a light filled cupola and has two front facing bedrooms with excellent water views. The rear facing bedrooms look to the hills. A shower room fitted with a three piece to include WC, wash hand basin and walk in shower cubicle with thermostatic shower completes the accommodation on offer.

In addition to the above, the property has double glazing, gas central heating and extensive basement storage. The gardens have been thoughtfully landscaped and the front gardens has a south westerly aspect with a paved sun terrace and ample chipped driveway parking. The enclosed rear gardens feature a monobloc terrace, lawn and pathway with access to a greenhouse, detached garage and shed both equipped with power and light.

## ROOM DIMENSIONS

Front Porch	1.88 m x 1.63 m / 6'2" x 5'4"
Living Room	4.32 m x 6.32 m / 14'2" x 20'9"
Kitchen	4.34 m x 3.66 m / 14'3" x 12'0"
Utility Room	1.85 m x 2.36 m / 6'1" x 7'9"
WC	1.85 m x 1.12 m / 6'1" x 3'8"
Family Room	3.96 m x 6.32 m / 13'0" x 20'9"
Bedroom 1	6.35 m x 3.66 m / 20'10" x 12'0"
Bedroom 2	5.33 m x 3.02 m / 17'6" x 9'11"
Bedroom 3	3.18 m x 5.33 m / 10'5" x 17'6"
Bedroom 4	3.58 m x 3.66 m / 11'9" x 12'0"
Bedroom 5/ Office	2.24 m x 5.33 m / 7'4" x 17'6"
Shower Room	3.05 m x 2.44 m / 10'0" x 8'0"

## BURDENS

The property is in Band F of the Council Tax.





















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## PRICE

Offers Over £480,000 should be lodged with Mactaggart & Company.

## VIEWING

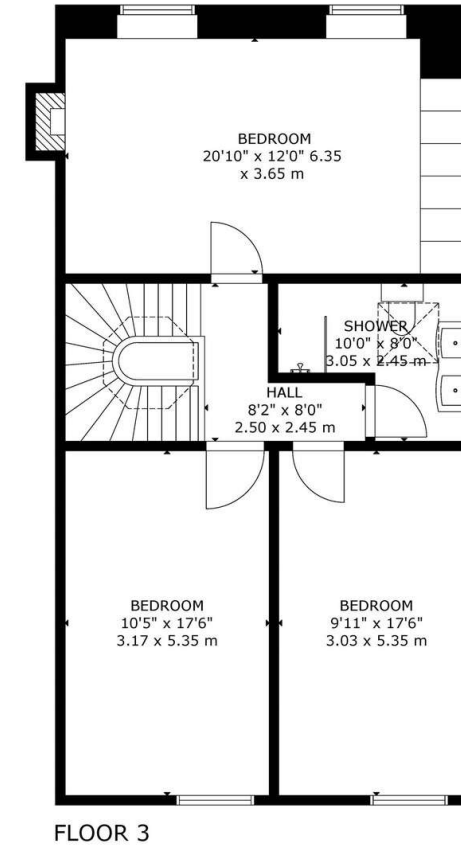
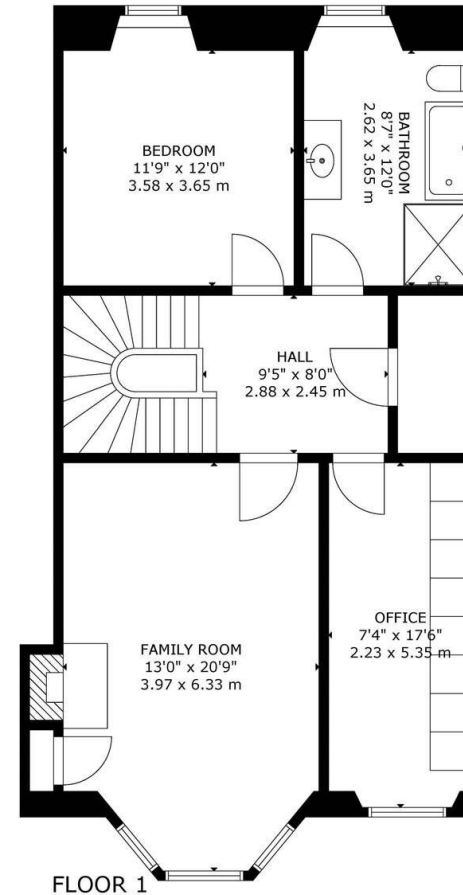
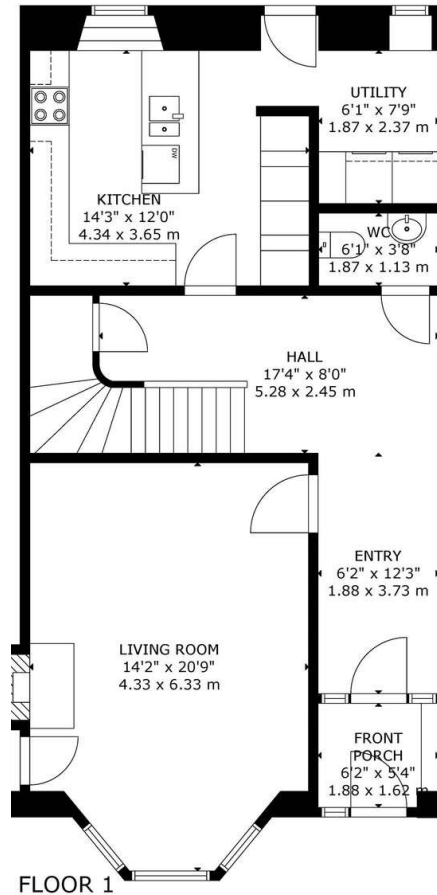
Tel: 01475 674628.

## EPC RATING

E

## 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.



GROSS INTERNAL AREA  
TOTAL: 229 m<sup>2</sup>/2,472 sq.ft  
FLOOR 1: 75 m<sup>2</sup>/810 sq.ft, FLOOR 2: 78 m<sup>2</sup>/844 sq.ft, FLOOR 3: 76 m<sup>2</sup>/818 sq.ft  
EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>/32 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

espc

Ref:  
E489193

## 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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