

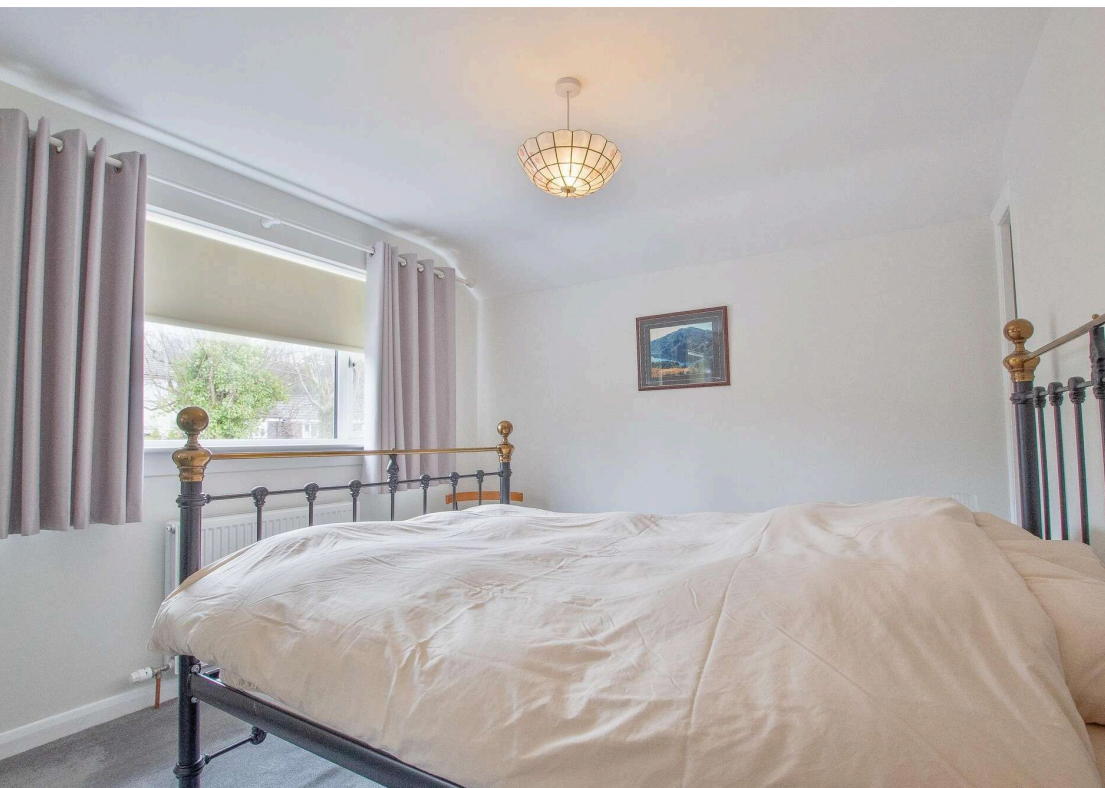


Detached House

19 Stakehill, Largs, KA30 9NQ
Offers Over £249,000

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 ever popular residential location, ideally placed for ease of access to the town centre with its wide range of amenities, 19 Stakehill is a detached family home presented to the market in truly walk in condition. The property has been meticulously cared for by the current owner who has recently replaced floor coverings and painted the villa both internally and externally.

In detail the accommodation on offer comprises a reception hallway opening to a bright, front facing lounge. A set of French doors to the rear of the lounge give access to a stunning dining kitchen fitted with a range of wall and base units and central island. Integrated appliances include double oven/microwave combination, induction hob, dish washer and washing machine. The freestanding fridge/freezer may be included in the sale. The dining area features a set of French doors which give access to the landscaped rear gardens. The property has three bedrooms on the first floor. The two double bedrooms have built in wardrobe storage and the third bedroom has an over stair storage cupboard. The smaller bedroom to the front could easily form an office/study as required. The property has a fully tiled family bathroom on this level fitted with a modern three piece suite to include WC, wash hand basin and bath with over bath electric shower.

In addition to the above the property has double glazing, gas central heating and ample monobloc driveway parking to the side leading to a detached garage equipped with power. The rear gardens have been landscaped to provide a pleasant enclosed entertaining space ideal for families.

ROOM DIMENSIONS

Lounge

4.62 m x 3.86 m / 15'2" x 12'8"

Kitchen Dining Room

3.38 m x 6.05 m / 11'1" x 19'10"

Bedroom 1

4.47 m x 3.71 m / 14'8" x 12'2"

Bedroom 2

3.15 m x 3.71 m / 10'4" x 12'2"

Bedroom 3

3.10 m x 2.21 m / 10'2" x 7'3"

Bathroom

1.91 m x 1.96 m / 6'3" x 6'5"

BURDENS

The property is in Band E of the Council Tax.



MACTAGGART & Co



PRICE

Offers Over £249,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

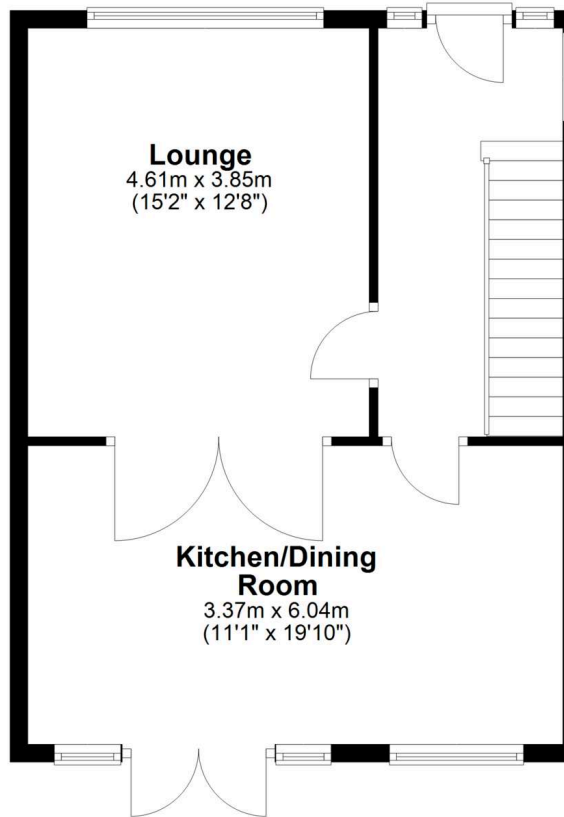
C

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.

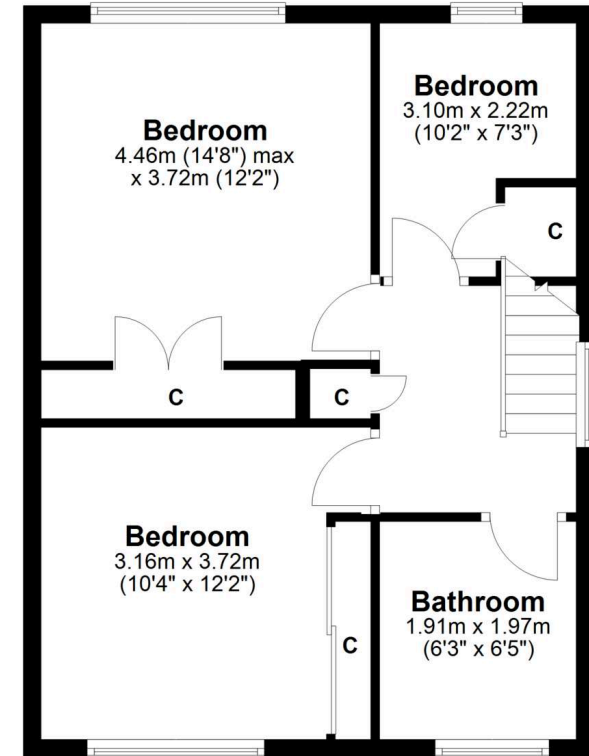
Ground Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)

espc

Ref:
E489267

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.

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

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