



Semi-detached House

13 Raillies Avenue, Largs, KA30 8QY
Offers Over £199,000

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 a quiet cul de sac in the ever popular residential development on the north side of Largs and within a mile and a half of the town centre 13 Raillies Avenue is an immaculate semi-detached on the level bungalow presented to the market in walk in condition.

In detail the accommodation on offer comprises an entrance vestibule which opens to a dining room. A door from the dining room opens to a bright spacious lounge with coal effect electric fireplace. The kitchen is accessed from the dining room and is fitted with a range of wall and base units with freestanding appliances which may be included in the sale. An inner hallway gives access to two double bedrooms.

The main bedroom is of superior size and has built in wardrobe storage. The bathroom is fitted with a 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 driveway parking to the side of the property. The property has well maintained front and rear gardens.

The rear gardens are enclosed with a timber summer house, shed, paved sun terrace, lawn and chipped pathway.

ROOM DIMENSIONS

Lounge	5.36 m x 3.63 m / 17'7" x 11'11"
Kitchen	3.63 m x 1.98 m / 11'11" x 6'6"
Dining Room	3.10 m x 3.00 m / 10'2" x 9'10"
Bedroom 1	3.66 m x 3.61 m / 12'0" x 11'10"
Bedroom 2	3.02 m x 2.39 m / 9'11" x 7'10"
Bathroom	1.78 m x 1.68 m / 5'10" x 5'6"

BURDENS

The property is in Band D of the Council Tax.



MACTAGGART & Co



PRICE

Offers Over £199,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

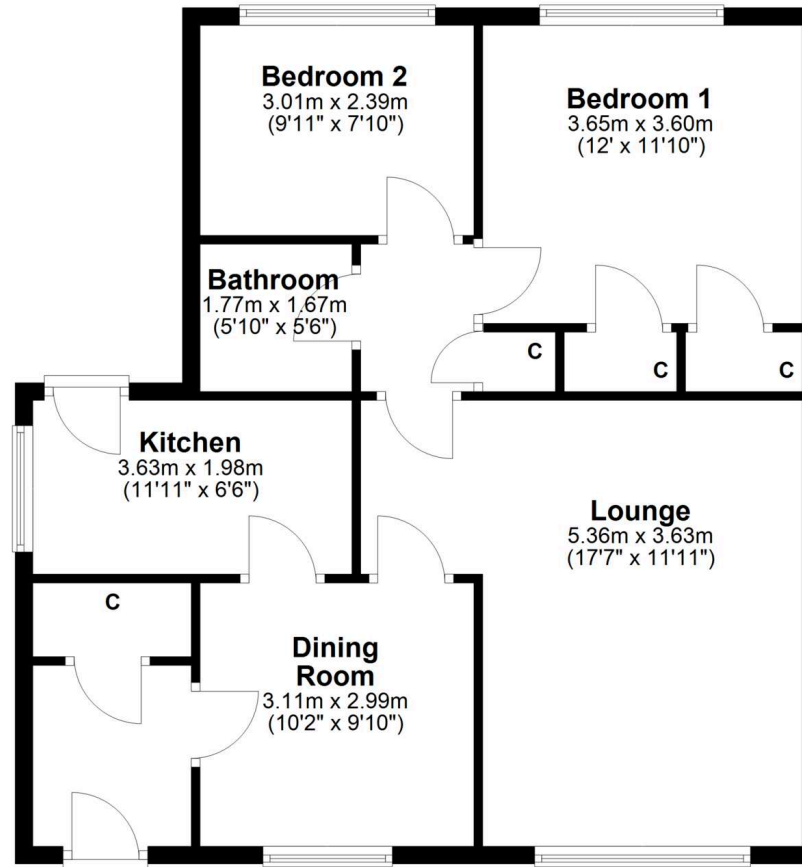
D

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 taken using a sonic measuring device and their accuracy is not guaranteed.

Ground Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.0 sq. feet)

espc

Ref:
E490213

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