



Detached House

11 Beachway, Largs, KA30 8QH
Offers Over £295,000

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 on one of the town's most sought after locations within yards of the seafront promenade and with the centre of Largs also within easy reach, Almoraima, 11 Beachway is a charming, extended traditional bungalow occupying a corner plot with a spacious flexible internal layout. The property would make an ideal home for a broad sector of the market including the families as the property is also well placed for access to Largs Educational Campus and Inverclyde Sports Centre.

In detail the accommodation on offer comprises an entrance vestibule leading to a reception hallway. The hall opens to a front facing lounge with bay window and feature limestone fireplace. To the rear of the hall there is access to a living/family room laid on a semi open plan basis to a dining room which overlooks the rear gardens. 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 ceramic hob, double oven and plumbing for a washing machine and dishwasher. A door to the rear of the kitchen opens to a conservatory overlooking the rear gardens. The current layout of the property allows for up to four bedrooms. The main bedroom is located on the ground floor and three on the upper level. One of the upper bedrooms could easily form a home office or study as required. The fully tiled family bathroom is located on the ground floor and is fitted with a three piece suite to include WC, wash hand basin and corner bath with thermostatic over bath shower.

In addition to the above the property has double glazing, gas central heating and gardens surrounding the bungalow. The rear gardens are enclosed with a well maintained fence and gate opening to a covered carport. The rear gardens also feature a detached garage, lawn, paved terrace and potting shed with workshop to the rear.

ROOM DIMENSIONS

| | |
|--------------|---------------------------------|
| Lounge | 4.72 m x 3.84 m / 15'6" x 12'7" |
| Living Room | 4.29 m x 3.40 m / 14'1" x 11'2" |
| Dining Room | 1.91 m x 3.28 m / 6'3" x 10'9" |
| Kitchen | 2.84 m x 3.23 m / 9'4" x 10'7" |
| Conservatory | 2.87 m x 2.72 m / 9'5" x 8'11" |
| Bedroom 1 | 3.86 m x 3.40 m / 12'8" x 11'2" |
| Bedroom 2 | 2.79 m x 4.60 m / 9'2" x 15'1" |
| Bedroom 3 | 3.66 m x 4.14 m / 12'0" x 13'7" |
| Bedroom 4 | 2.39 m x 3.18 m / 7'10" x 10'5" |
| Bathroom | 1.98 m x 1.80 m / 6'6" x 5'11" |

BURDENS

The property is in Band F of the Council Tax.



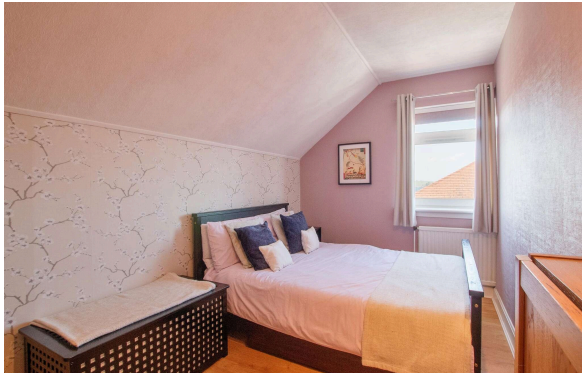








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PRICE

Offers Over £295,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

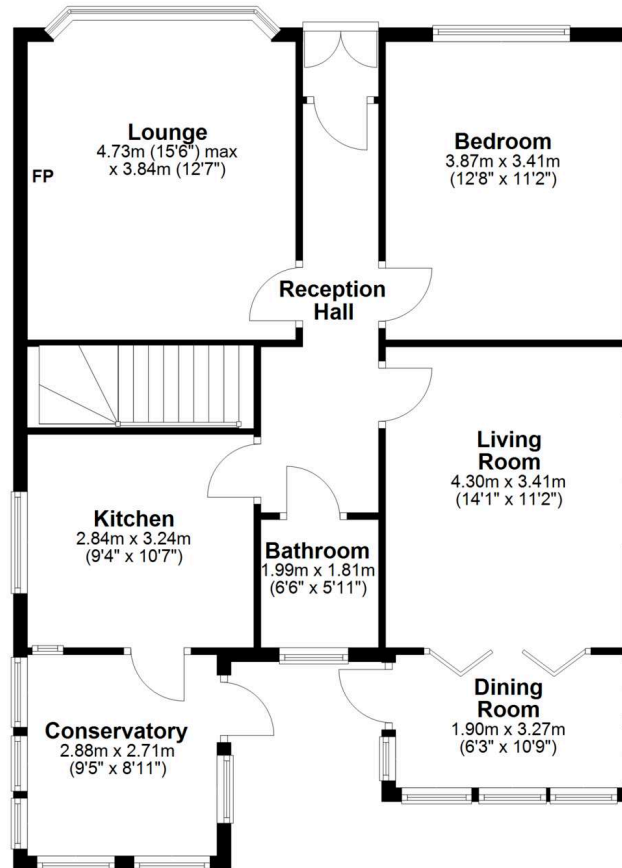
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NOTE:

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.

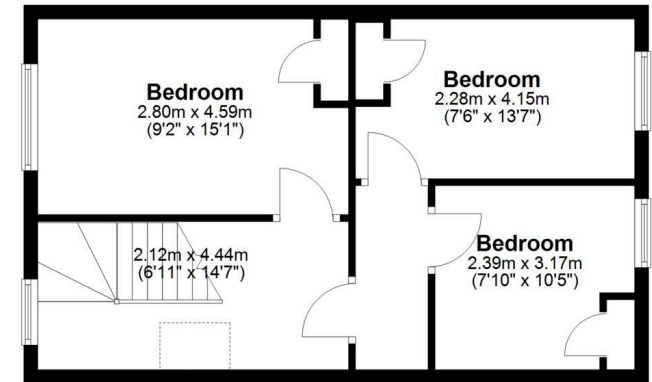
Ground Floor

Approx. 88.9 sq. metres (957.4 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 131.7 sq. metres (1418.0 sq. feet)

espc

Ref:
E490987

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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