



Terraced House

62 Glenacre Drive, Largs, KA30 9HF  
Offers Over £140,000

**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 popular roads, well placed for ease of access to the centre of town, seafront promenade, Largs Educational Campus and Inverclyde Sports Centre, 62 Glenacre Drive is a well presented traditional terraced villa which is extended into the attic to provide a valuable third bedroom. In detail the accommodation on offer comprises a reception hallway which opens to a lounge/dining room with a set of sliding patio doors which open to the rear gardens. The lounge/dining room is laid on a semi open plan L shaped basis to a kitchen fitted with a range of wall and base units with extractor. There is range cooker in situ at the moment which would be included in the sale if requested however it is not connected at present. The property has two bedrooms on the first floor, both with built in storage. The family bathroom is located on the first floor and is fitted with a three piece suite to include WC, wash hand basin and bath with over bath electric shower. A fixed stair leads to a spacious attic bedroom which makes an ideal third bedroom or further living accommodation. In addition to the above the property has double glazing, gas central heating, front and rear gardens. The rear gardens have a paved patio and a chipped area.

## ROOM DIMENSIONS

Lounge	5.84 m x 3.10 m / 19'2" x 10'2"
Kitchen	2.84 m x 2.82 m / 9'4" x 9'3"
Master Bedroom	3.96 m x 2.92 m / 13'0" x 9'7"
Bedroom 2	2.82 m x 2.01 m / 9'3" x 6'7"
Bedroom 3	5.72 m x 4.11 m / 18'9" x 13'6"
Shower Room	1.98 m x 1.83 m / 6'6" x 6'0"

## BURDENS

The property is in Band F of the Council Tax.

## PRICE

Offers Over £140,000 should be lodged with Mactaggart & Company.

## VIEWING

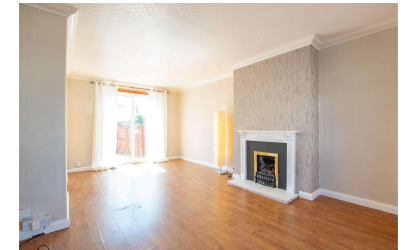
Tel: 01475 674628.

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



espc

Ref:  
E492669

### 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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