



Terraced House

108 Alexander Avenue, Largs, KA30 9EX
Offers Over £129,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Ideally located for ease of access to Largs Educational Campus and Inverclyde Sports Centre, with the centre of Largs also within easy reach and presented in truly walk in condition, 108 Alexander Avenue is a traditional terraced villa which benefits from a floored and lined loft to add more valuable internal space to the property.

In detail the accommodation comprises an entrance vestibule which opens to a bright lounge with a fireplace and fine views towards the Firth of Clyde and Arran in the west. A door to the rear of the lounge gives access to a modern kitchen fitted with a range of wall and base units with butchers block effect work surfaces. Integrated appliances include gas hob, oven and extractor. The freestanding washing machine, dishwasher, tumble dryer and fridge/freezer may be included in the sale. The kitchen has doorway access to the rear gardens. The property has two double bedrooms on the first floor. The main bedroom to the front has broad Largs and firth of Clyde views. The fully tiled family bathroom is located on this level and is fitted with a modern three piece suite to include a WC, wash hand basin and shower bath with electric shower. A fixed stair accessed from the main bedroom leads to a superb floored and lined loft with fine views both to the east and west.

In addition to the above, the property has double glazing, gas central heating and landscaped gardens to the front and rear. The rear gardens feature a timber deck and a garden shed which is included in the sale.

ROOM DIMENSIONS

Lounge	4.62 m x 4.39 m / 15'2" x 14'5"
Kitchen	2.18 m x 5.44 m / 7'2" x 17'10"
Bedroom 1	3.33 m x 4.42 m / 10'11" x 14'6"
Bedroom 2	3.48 m x 3.43 m / 11'5" x 11'3"
Bathroom	1.93 m x 1.91 m / 6'4" x 6'3"
Attic Room	4.42 m x 5.51 m / 14'6" x 18'1"

BURDENS

The property is in Band B of the Council Tax.

PRICE

Offers Over £129,000 should be lodged with Mactaggart & Company.

VIEWING

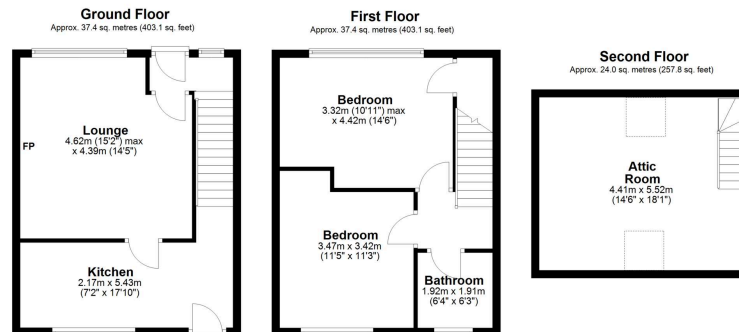
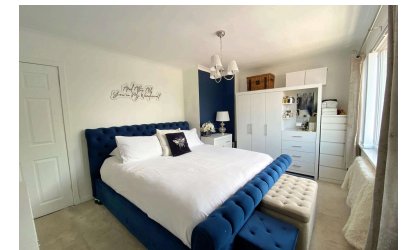
Tel: 01475 674628.

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



espc

Ref:
E493116

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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