



End Terraced House

11 Eastern Avenue, Largs, KA30 9EG
Offers Over £99,000

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 this popular road ideally placed for ease of access to Largs Educational Campus and with the centre of Largs with its wide range of amenities, train and bus terminals also within easy reach, 11 Eastern Avenue is a traditionally constructed end terraced villa that would make an ideal home for a broad range of clients.

In more detail the accommodation on offer comprises a reception hallway with access to a front facing lounge with a coal effect living flame gas fire. A door to the rear of the reception hall opens to a kitchen fitted with a range of wall and base units with integrated appliances to include electric oven, hob and extractor above as well as fridge freezer and dishwasher. The property has two double bedrooms on the first floor with the main bedroom having built in wardrobe storage. The 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 shower. There is also a floored loft with hatch entry.

In addition to the above the property has double glazing, gas central heating and parking to the front of the property. The rear gardens are neatly maintained and laid to lawn with a paved terrace enjoying a westerly aspect.

ROOM DIMENSIONS

Lounge	4.55 m x 3.43 m / 14'11" x 11'3"
Kitchen	2.11 m x 3.89 m / 6'11" x 12'9"
Bedroom 1	3.33 m x 4.42 m / 10'11" x 14'6"
Bedroom 2	3.35 m x 3.33 m / 11'0" x 10'11"
Shower Room	1.98 m x 1.91 m / 6'6" x 6'3"

BURDENS

The property is in Band B of the Council Tax.

PRICE

Offers Over £99,000 should be lodged with Mactaggart & Company.

VIEWING

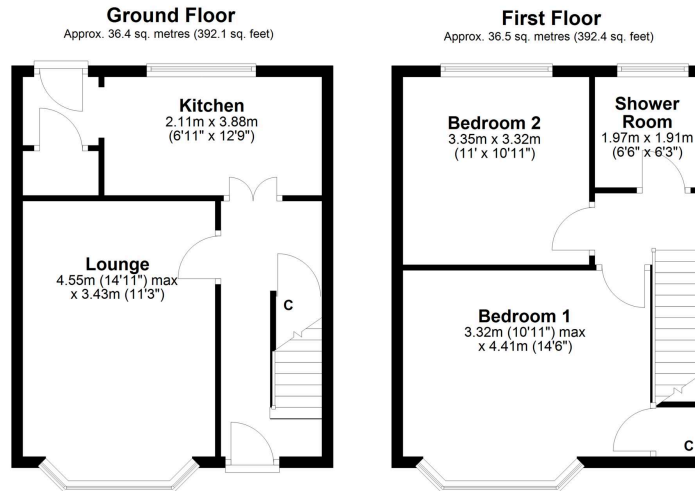
Tel: 01475 674628.

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:
E493321

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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