

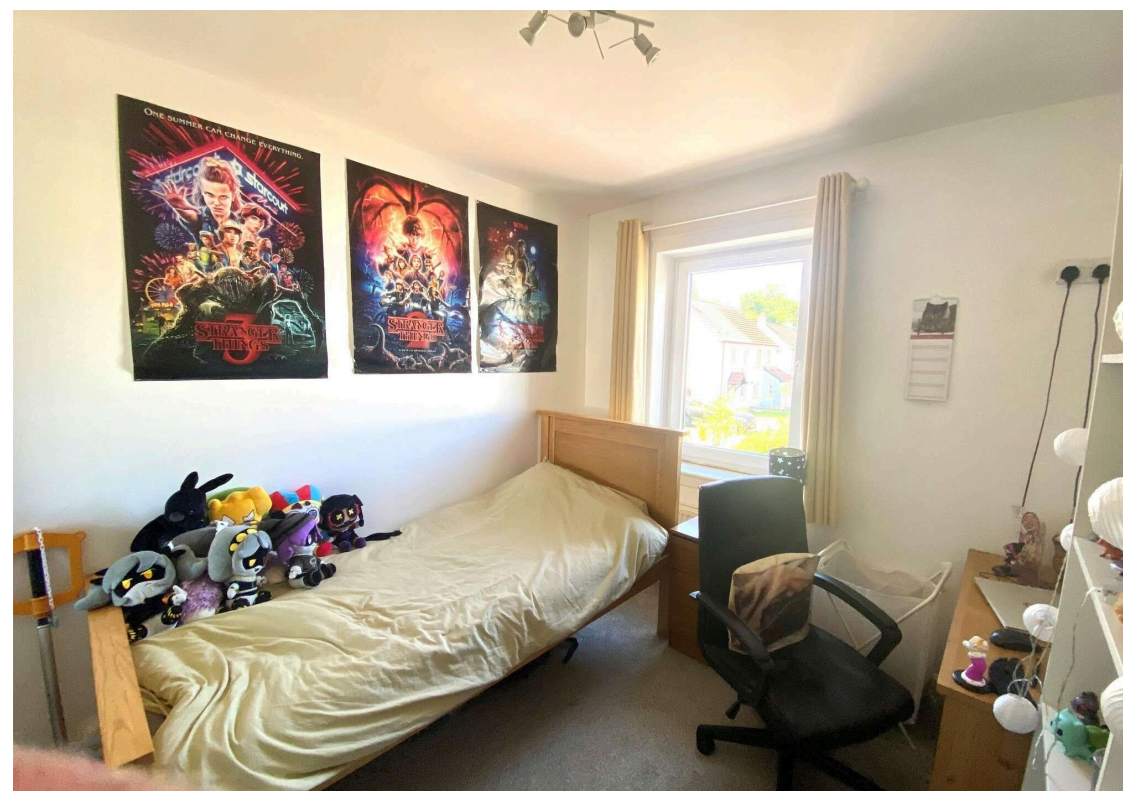


Semi-detached House

3 Noddleburn Meadow, Largs, KA30 8UD
Offers Over £215,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Quietly positioned in this cul de sac setting in the ever popular small residential development constructed by McTaggart and Mikel and presented in excellent internal and external order, 3 Noddleburn Meadow is a superb semi detached villa that makes an ideal home for a wide range of clients. The development is located less than a mile from the seafront promenade with Largs Educational Campus and the centre of town all within easy reach.

In more detail the accommodation on offer comprises a reception hall with access to a WC/cloakroom. A door to the rear of the reception hall opens to a bright, spacious lounge with dining recess and glazed door access to a timber deck in the rear gardens. The hall also leads to a modern kitchen fitted with a range of wall and base units with breakfast bar and integrated appliances to include gas hob, oven, fridge/freezer and washing machine. The property has three bedrooms located on the first floor. Two of the bedrooms have built in wardrobe 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 thermostatic shower with rainfall head.

In more detail the property has double glazing, gas central heating and driveway parking to the side. The property has enclosed gardens to the rear with a timber entertaining deck, monobloc terrace, lawn and two sheds which are to be included in the sale.

ROOM DIMENSIONS

Lounge

4.34 m x 4.72 m / 14'3" x 15'6"

Kitchen

2.46 m x 2.84 m / 8'1" x 9'4"

Bedroom 1

3.61 m x 2.57 m / 11'10" x 8'5"

Bedroom 2

2.82 m x 2.57 m / 9'3" x 8'5"

Bedroom 3

1.78 m x 2.16 m / 5'10" x 7'1"

Bathroom

2.97 m x 2.13 m / 9'9" x 7'0"

WC

1.70 m x 0.99 m / 5'7" x 3'3"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £215,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

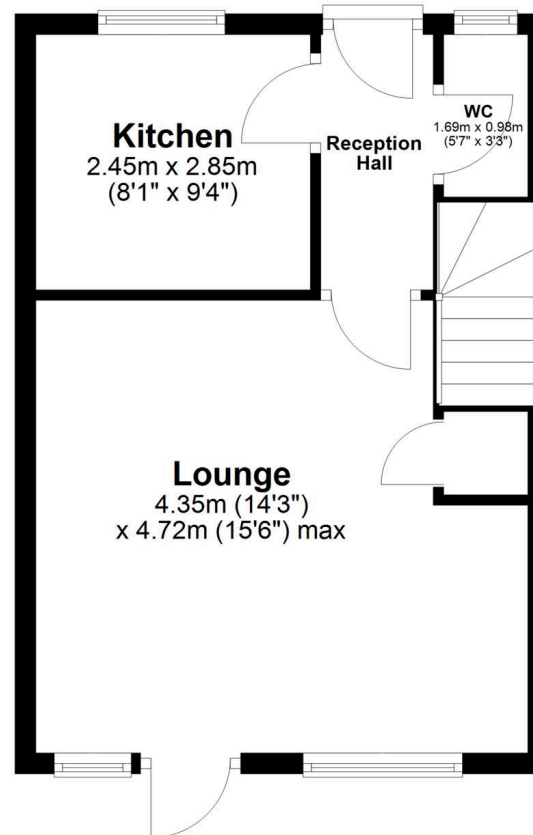
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NOTE:

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.

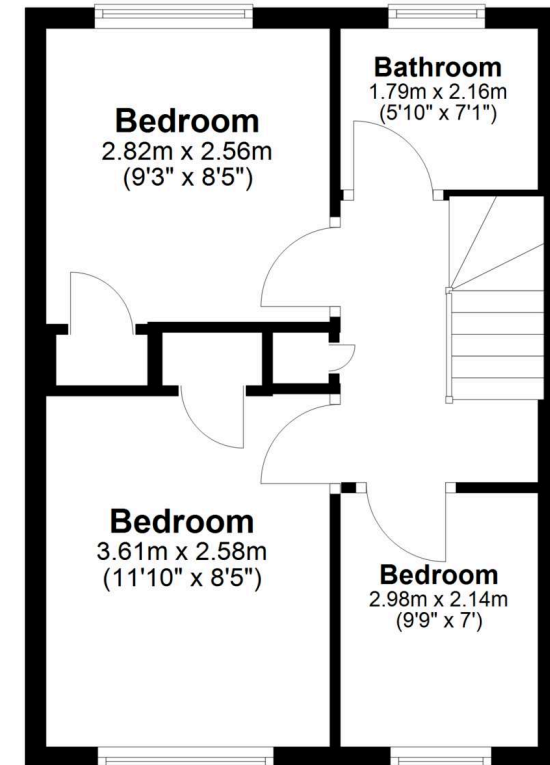
Ground Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

espc

Ref:
E493414

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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