



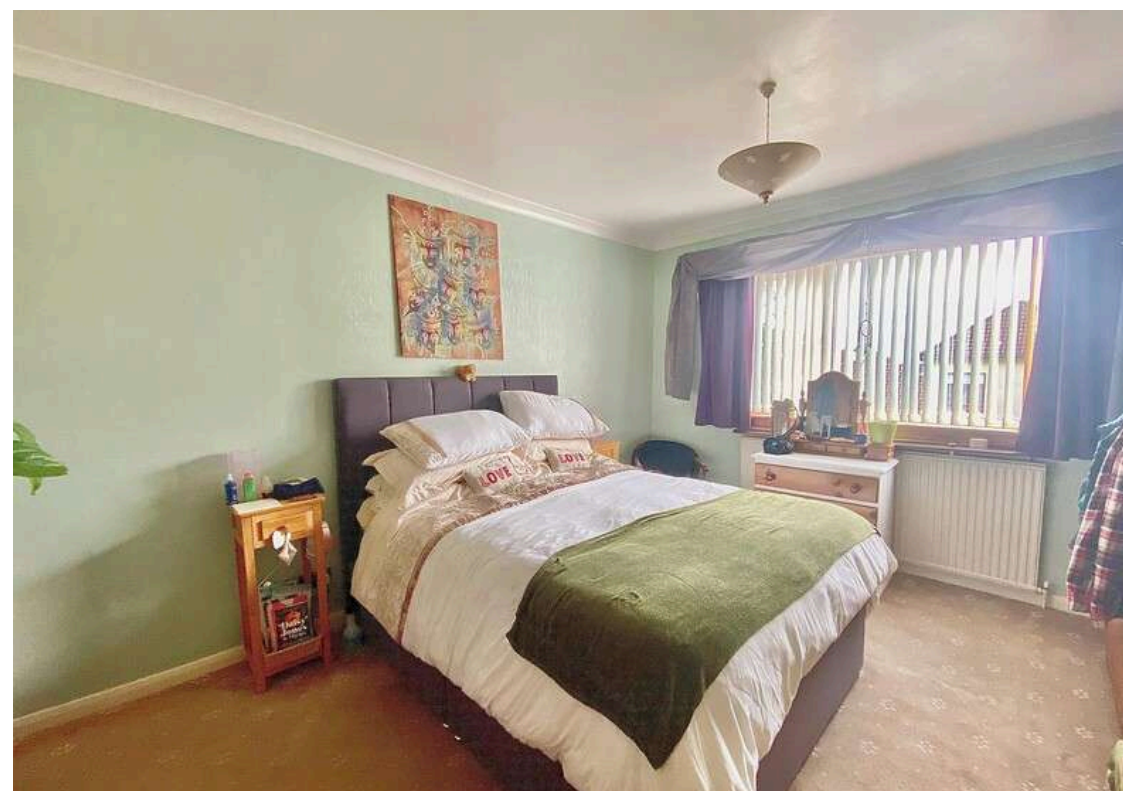
Detached House

15 Annetyard Drive, SKELMORLIE, PA17 5BN  
Offers Over £260,000

**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

Positioned in generous lawned garden grounds in a quiet cul de sac in the popular coastal village of upper Skelmorlie, 15 Annetyard Drive is a fine, traditionally constructed, extended villa located in the upper part of the village.

The property is presented in good internal and external order and makes an ideal family home with accommodation comprising a covered external porch which opens to an entrance vestibule. The entrance vestibule opens to a broad reception hallway which gives access to a spacious split level lounge dining room laid on an open plan basis. A doorway from the dining room opens to a garden room which opens to the rear gardens.

The kitchen is accessed from the reception hall and is fitted with a range of wall and base units with Range cooker. A doorway from the kitchen opens to a spacious utility room which opens to a rear vestibule. The property has four double bedrooms on the upper landing, two with built in wardrobe storage. There is a bathroom on the upper landing and a separate WC/cloakroom.

The ground floor also features a modern three piece shower room accessed from the reception hallway. In addition to the above the property has double glazing, gas central heating and driveway parking for multiple vehicles leading to an attached garage equipped with power and light. The gardens are a particularly attractive feature of the property being enclosed to the front and rear, laid to lawn and planted with mature trees, seasonal shrubs and flowers.

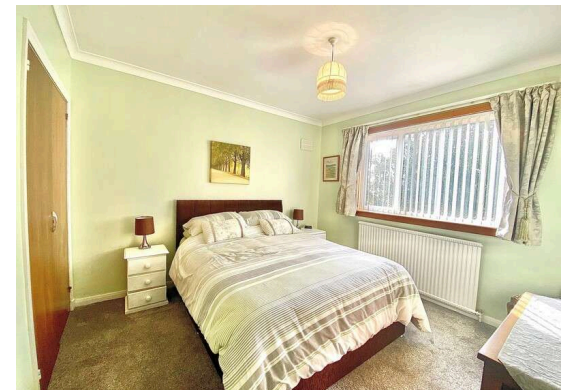
## ROOM DIMENSIONS

Lounge	4.22 m x 9.35 m / 13'10" x 30'8"
Garden Room	3.58 m x 3.51 m / 11'9" x 11'6"
Kitchen	4.06 m x 3.51 m / 13'4" x 11'6"
Bedroom 1	3.99 m x 3.51 m / 13'1" x 11'6"
Bedroom 2	3.99 m x 2.41 m / 13'1" x 7'11"
Bedroom 3	2.54 m x 3.38 m / 8'4" x 11'1"
Bedroom 4	3.30 m x 3.33 m / 10'10" x 10'11"
Utility Room	4.47 m x 2.24 m / 14'8" x 7'4"
Bathroom	2.54 m x 1.65 m / 8'4" x 5'5"
Shower Room	1.93 m x 1.63 m / 6'4" x 5'4"
WC	

On first floor there is a separate WC

## BURDENS

The property is in Band F of the Council Tax.





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## PRICE

Offers Over £260,000 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:  
E468352

## 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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