



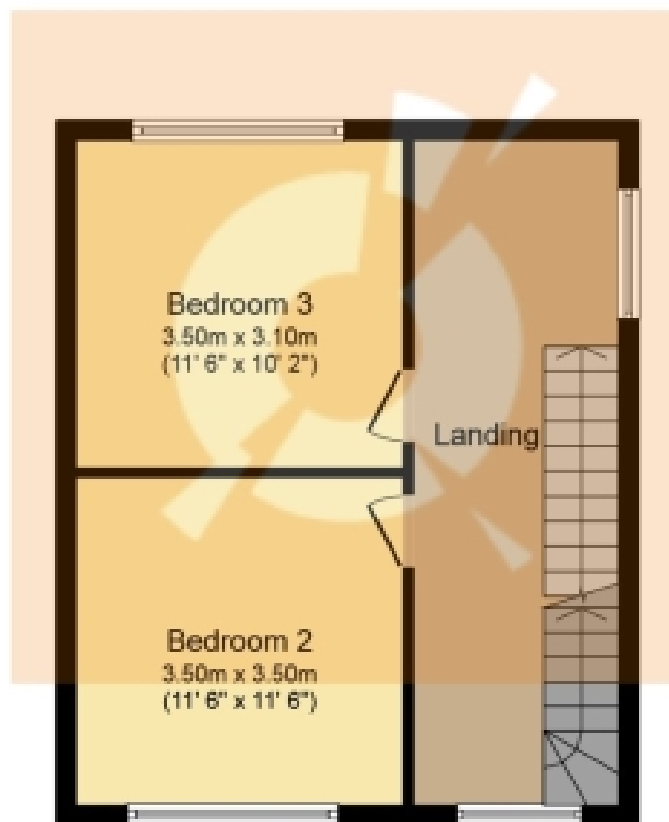
4 Duffield Drive, Largs

Offers Over £265,000

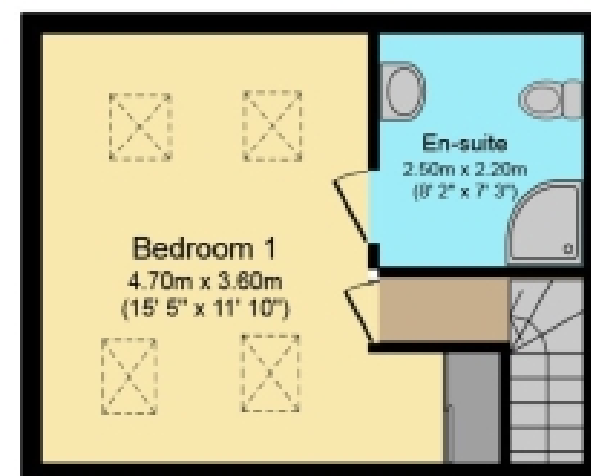




Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Here's what our client loves about the property... it can be summed up in one word 'EVERYTHING' The location is fabulous, so close to the beach that you can lie in bed and listen to the beautiful sound of the ocean. It's just so peaceful and rejuvenating. The house is warm and cosy, especially in winter with the log burner lit. It's fabulous for kids and dogs with parks and beach only a stones throw away. The street has a community feel and the neighbours are all friendly and welcoming. I hope the new owners will be as happy here as I've been.

Situated within the picturesque coastal town of Largs, this charming family home has been presented to the market in immaculate condition and offers spacious and flexible accommodation across three levels. This great property is just a stone's throw from the beach front and an eclectic range of shops & eateries are all within a short drive. To the front of the home is a manicured lawn section along with paved driveway and walkway leading to the front entrance. Upon entering, you're welcomed through the bright and airy reception hallway with neutral tones and wood effect flooring leading into the lounge.

The spacious family lounge has been tastefully decorated with stylish wall coverings and soft tones for a relaxing space to unwind in front of the log burner. The contemporary fitted kitchen is simply stunning with an array of black gloss wall and base mounted paired with white gloss worktops for a stylish monochrome workspace. The kitchen further benefits from an array of quality integrated appliances including induction hob & oven/grill. The generous proportions of the kitchen provide ample dining space for entertaining guests. Off the kitchen is a convenient utility room offering extra worktops, storage & space for freestanding appliances where desired. Completing the ground floor is a pristine family bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin.

Up to the first floor are two generously proportioned double bedrooms. Within No.4 is a fantastic loft conversion which offers a third spacious bedroom that's filled with an abundance of light through four velux windows. This bedroom further benefits from an en-suite shower room with stylish chrome fixtures & fittings including mixer taps and wall mounted heated towel rail.

The fully decked rear garden is superbly low maintenance and fully enclosed – offering the perfect space for dining alfresco. Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth.

The property is ideally situated for Largs Campus and within safe walking distance. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Largs Train Station is just a short walk from the property and will have you in Glasgow City Centre in under an hour. The West Coast of Largs with beautiful sandy beaches is just a stone's throw from this home. The picturesque town of Largs is a delightful seaside town surrounded by beautiful scenery close with a wide range of local amenities, cafes, restaurants

We would highly recommend an early viewing of this superb family home, as we have no doubt it will be very popular. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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