



**8 Boathouse Drive**  
Largs, KA30 8NX

**Offers over £435,000**

4 3 2

## 8 Boathouse Drive

, Largs, KA30 8NX

\*\*\*\*\* CLOSING DATE THURSDAY 28TH MARCH 2PM \*\*\*\*\*

With spectacular sea views and a few seconds walk to the beach, 8 Boathouse Drive is a fabulous example of a 4 bedroom family home. Set in this sought after cul de sac, properties here are rarely available.

The lower apartment comprises of an entrance hallway, lounge, dining kitchen, walk in pantry, downstairs w/c, walk in storage cupboard and a sitting room with patio doors leading onto an outside decked seating area.

Upstairs there is a primary bedroom with ensuite, 3 further bedrooms, family bathroom and airing cupboard as well as access to loft space. Two of the bedrooms have Juliette balconies and have an uninterrupted view of the firth of Clyde, Cumbrae and Arran.

There is gas central heating and double glazing throughout.

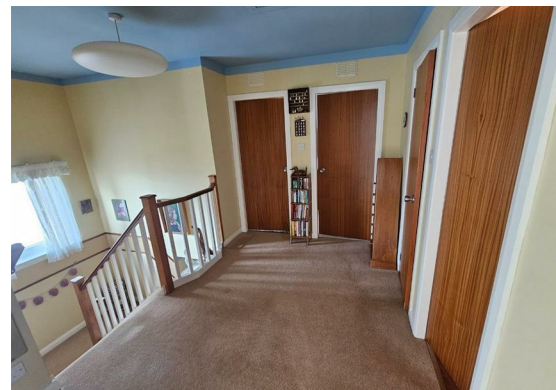
The south west facing garden is tiered with areas of lawn, a decked area and patio. At the bottom of the garden there is a fantastic workshop space which can be accessed via the garden or through a roller door from the street. At the front of the property there is a monobloc driveway with space for 2/3 cars and attached garage with electric door.

Early viewing is essential to admire the beautiful location and all this lovely home has to offer.

### Hallway

17'8 x 5'7 (5.38m x 1.70m)





**Lounge**  
14'6 x 16'2 (4.42m x 4.93m)

**Sitting Room**  
10'4 x 11'2 (3.15m x 3.40m)

**Dining Kitchen**  
14'8 longest x 14'6 widest (4.47m longest x 4.42m widest)

**Walk in Pantry**  
5'2 x 5'1 (1.57m x 1.55m)

**W/C**  
4'2 x 4'8 (1.27m x 1.42m)

**Cupboard**  
4'3 x 5'3 (1.30m x 1.60m)

**Under Stair Cupboard**

**Upper Landing**  
7'4 x 10'0 (2.24m x 3.05m)

**Bedroom 1**  
14'6 x 11'4 (4.42m x 3.45m)

**Ensuite**  
5'1 x 4'2 (1.55m x 1.27m)

**Bedroom 2**  
13'2 x 9'4 (4.01m x 2.84m)

**Bedroom 3**  
11'3 x 9'4 (3.43m x 2.84m)

**Bedroom 4**  
10'5 x 9'4 (3.18m x 2.84m)

**Family Bathroom**  
10'1 x 5'2 (3.07m x 1.57m)

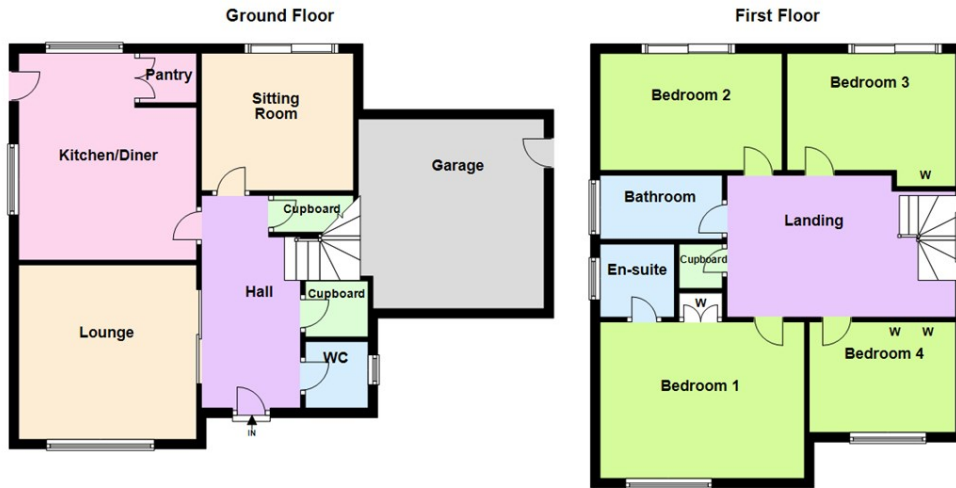
**Workshop**  
17'2 x 12'4 (5.23m x 3.76m)

**Outside**

**Garage**



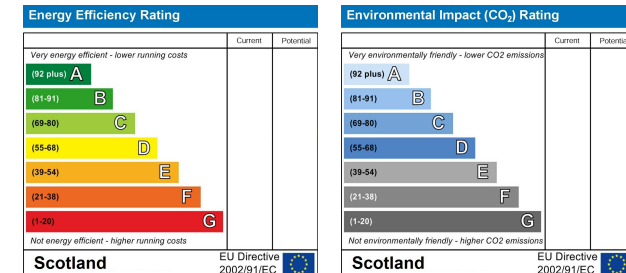
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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