



**BLAIR &  
BRYDEN**



The opportunity has arisen to purchase this DETACHED BUNGALOW located in a highly popular area of Largs offering fantastic accommodation. Potential to be a fabulous family home. Driveway, garage and private gardens. Gas central heating throughout.

**9 RAILLIES AVENUE, LARGS KA30 8QY**

**Offers Over: £220,000**

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The opportunity has arisen to purchase this DETACHED BUNGALOW located in a highly popular area of Largs offering fantastic accommodation. Potential to be a fabulous family home. Driveway, garage and private gardens. Gas central heating throughout.

Entrance porch with storage cupboard housing boiler. Vast lounge to the front providing a great living space and hosting large window which gives the room a bright natural light. Access to all accommodation is given from this room. Fitted kitchen featuring a variety of wall and floor units providing ample work and storage space. Storage cupboard and door to garage and rear gardens.

Hallway with loft access and two storage cupboards.

The property benefits from three bedrooms all of which comprise storage. The master and second bedrooms are double rooms and the third bedroom is a single.

Family shower room consisting of a w.c., wash hand basin with accompanying vanity unit and shower cubicle.

Early viewing is highly recommended.

Largs is a popular town as it provides many amenities to include local and supermarket shopping along with primary and secondary schooling. Local bus service runs every 30 minutes. For the commuter it is an ideal base as there are good road networks providing destinations further afield together with local railway station giving access up and towards Glasgow. Ferry links to Isle of Cumbrae run frequently. Leisure facilities can be found within the Vikingar.

### ACCOMMODATION

Lounge:- 4.89m(16'0")x4.03m(13'2")approx

Kitchen:- 2.90m(9'5")x2.57m(8'4")approx

Bedroom one:- 3.96m(12'9")x3.37m(11'0")approx

Bedroom two:- 2.92m(9'5")x2.43m(7'9")approx

Bedroom three:- 3.43m(11'2")x2.45m(8'0")approx

Shower room:- 2.90m(9'5")x1.49m(4'8")approx

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.