

# 73 Stakehill

LARGS, NORTH AYRSHIRE, KA30 9NJ



*A bright and spacious three-bedroom semi-detached house, tucked away in a sought-after area of Largs*



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We are delighted to bring to the market this striking three-bedroom, semi-detached villa which will appeal to a wide variety of potential purchasers looking for their ideal home. In terms of location, layout, style and detail, the property can be adapted to meet each individual's needs and requirements. The owner has created a modern look and also inside this stunning home, you will find exceptional design and an inspired layout, over two levels that provide light-filled and spacious accommodation. The 'home' is offered to the market in "walk-in" condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first-class specification.

## THE LOUNGE



A welcoming entrance hallway sets the tone and allows access to all rooms on this level. On the lower level, you will find an immediately impressive formal lounge that's flooded with natural light and boasts a beautiful outlook. Another impressive room is the formal dining room, it's easy to imagine the evenings of fine dining this zone has played host to.

# THE DINING ROOM



# THE KITCHEN



The kitchen has been beautifully installed with a modern range of floor and wall-mounted units and a striking worktop. It comes complete with a host of integrated appliances. The conservatory enjoys a pleasant outlook over the rear garden.



# THE CONSERVATORY





Journeying upstairs, you will discover three bright and airy bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





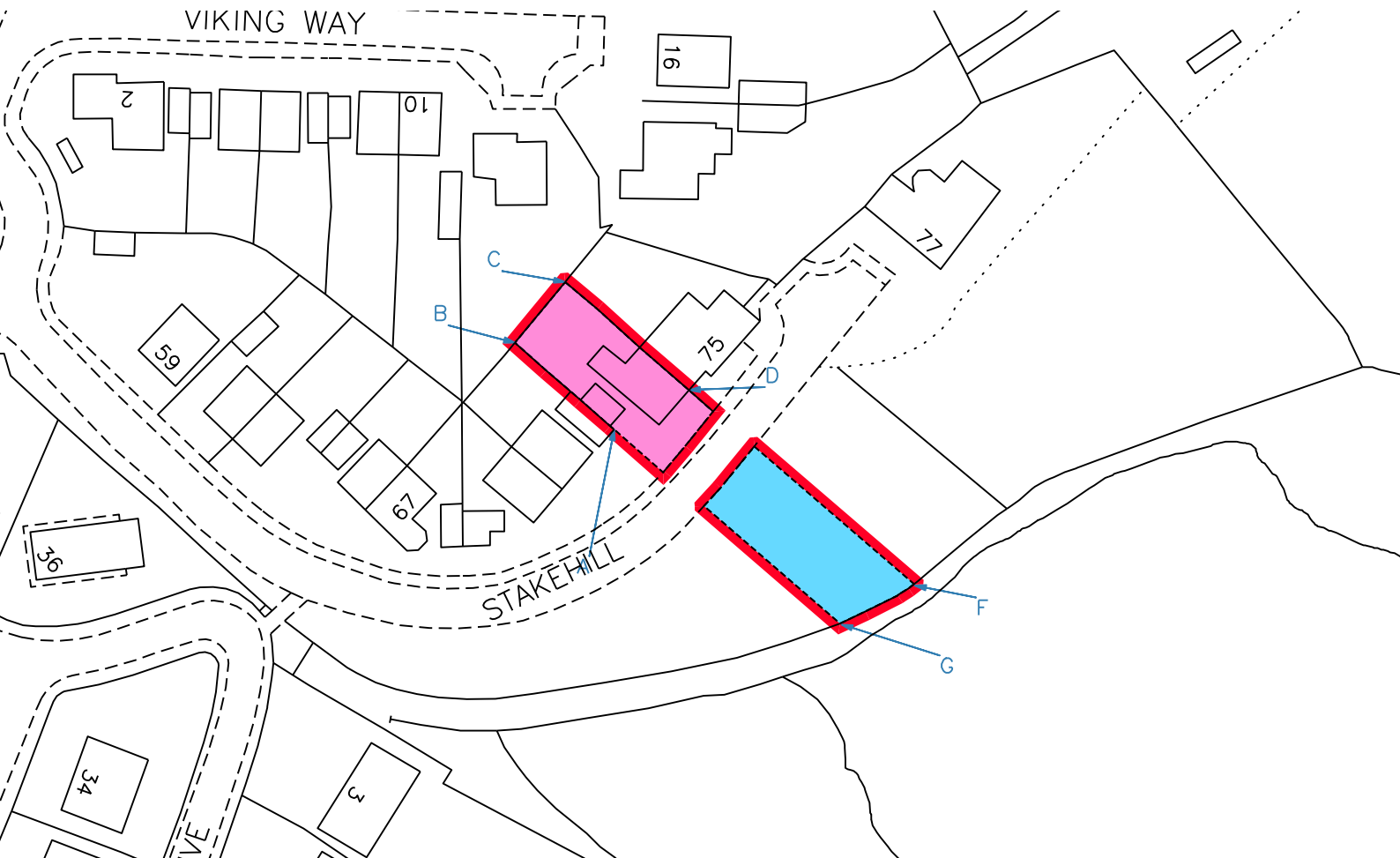
Externally, there are private garden grounds with a garage to the side of the property which can be accessed via a driveway, providing off-road parking.

The high specifications of this family home also include; gas central heating and double-glazing, to ensure a warm yet cost-effective way of living all year round.

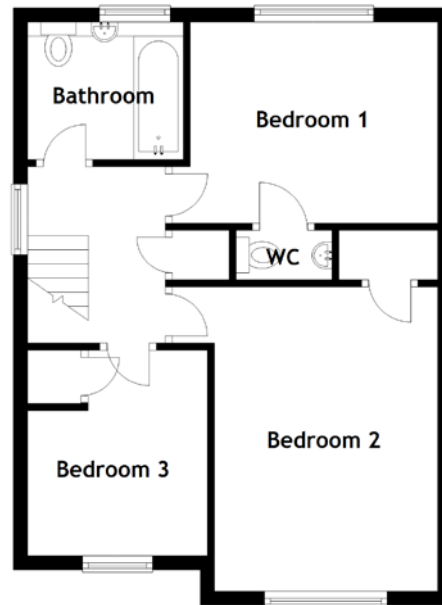
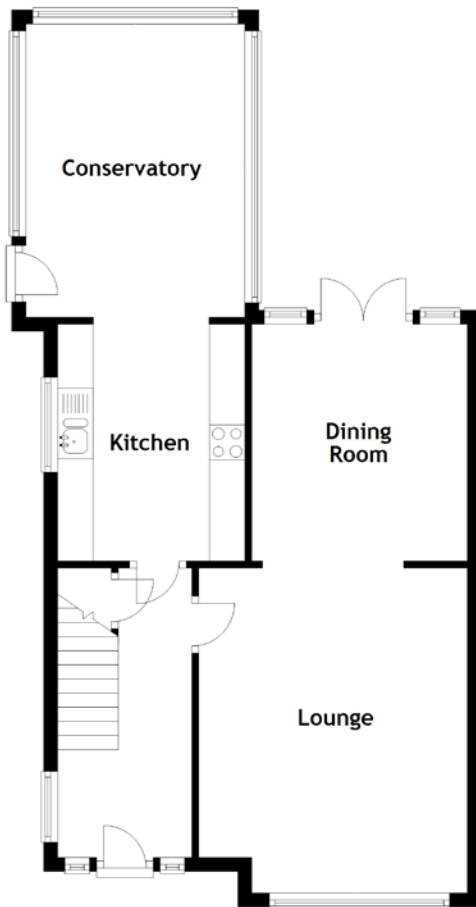
# EXTERNALS



The property also benefits from an extensive piece of land situated across the road from the front of the house.



# FLOOR PLAN, DIMENSIONS & MAP



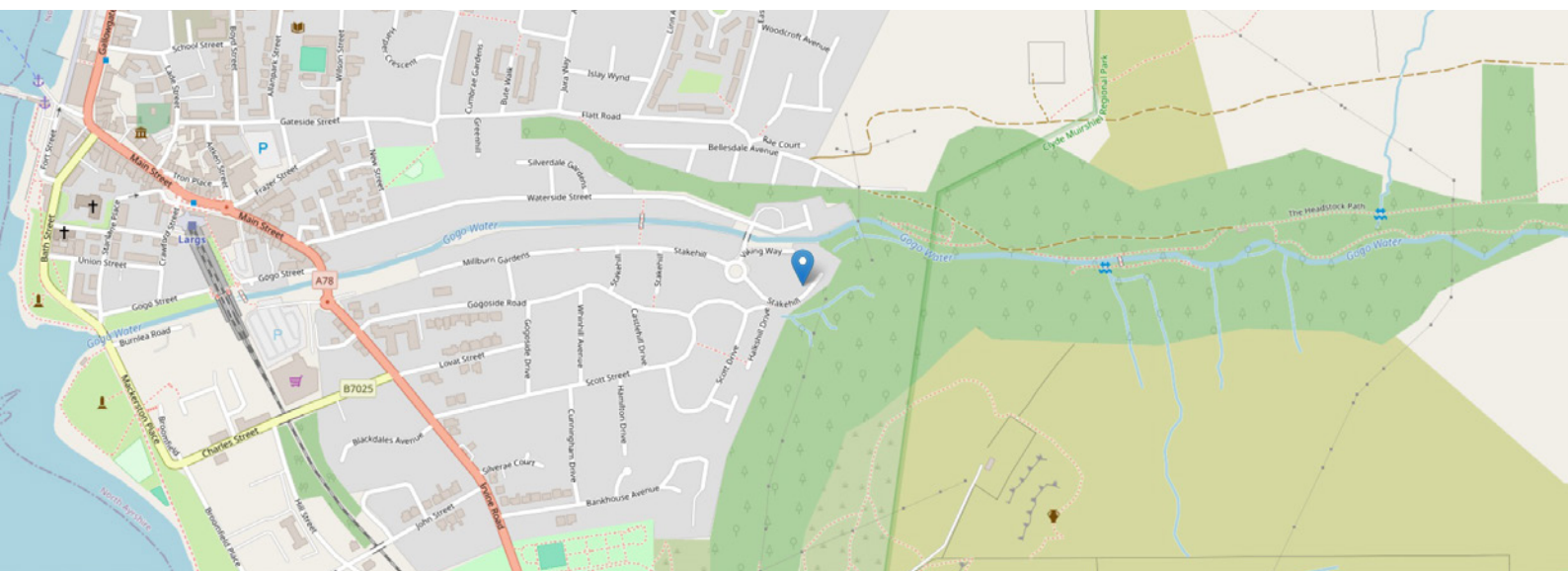
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Dining Room	3.35m (11') x 3.05m (10')
Kitchen	3.35m (11') x 2.65m (8'8")
Conservatory	4.15m (13'7") x 3.10m (10'2")
Bedroom 1	3.75m (12'4") x 2.85m (9'4")
WC	1.35m (4'5") x 0.70m (2'4")

Bedroom 2	4.45m (14'7") x 3.75m (12'4")
Bedroom 3	2.91m (9'6") x 2.55m (8'4")
Bathroom	2.20m (7'3") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

Largs is a delightful town with a backdrop of glens and moors, and facing the sheltered water of the Firth of Clyde. Country parks for the enjoyment of all and possible to pursue almost any interest.





For many years, Largs has proved to be one of Scotland's most desirable towns in which to locate, due to its natural landscape with a magnificent coastline, taking in the breathtaking sights of Arran, Bute and Cumbrae to the west and the spectacular backdrop of the countryside to the east.

Popular with all ages, providing excellent shopping, cafes, bars and restaurants with the world-famous Nardini's, a marina, golf courses and high-performing schools. Largs is in that enviable position of offering everything you could need.

With its proximity to Glasgow Airport, Prestwick Airport and Glasgow City Centre. Largs is also an ideal commute to Glasgow and, by air, nationwide.



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