



67 GLEN AVENUE, LARGS, KA30 8RH

 2 BED  2 BATH  1 PUBLIC

67 Glen Avenue is a well presented and maintained detached bungalow situated within The Glen, a popular established residential development on the north side of Largs. The Glen is well placed for ease of access to Largs Educational Campus and Inverclyde Sports Centre, with the town centre and seafront promenade being less than one mile from the property.

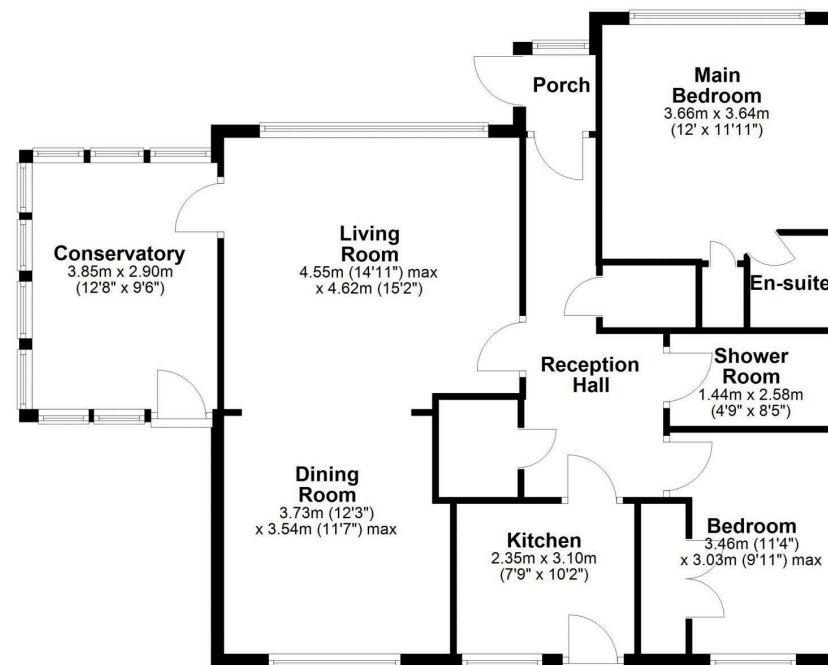
In detail the bungalow is formed over one level and comprises an entrance porch leading to a reception hall with two storage cupboards. The reception hall gives access to a lounge overlooking the front gardens and is laid on an open-plan basis to the dining room. From the lounge there is doorway access to a bright conservatory, also overlooking the front gardens and to a small courtyard. The kitchen is fitted with a range of wall and base mounted units with integrated appliances to include, double oven, gas hob, fridge/freezer and washing machine. The kitchen has doorway access to the rear of the property. There are two bedrooms, with the master bedroom benefitting from access to an en-suite cloakroom fitted with WC and wash-hand basin. The main shower room comprises a three-piece suite to include WC, wash-hand basin and a walk-in shower cubicle with thermostatic overhead rainfall shower.

In addition to the above the property has gas central heating, double glazing and benefits from ample driveway parking leading to a tandem garage equipped with power and a remote controlled door. There are front and rear gardens laid mainly to lawn, with the front gardens enjoying an outlook over Noddsdale Water.

ENERGY RATING: D

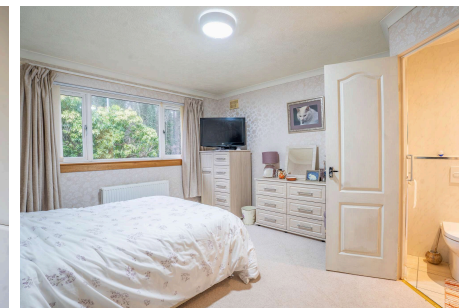
COUNCIL TAX: E

### Ground Floor



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

### 67 Glen Avenue, Largs



## 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 a guarantee. 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 mains 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.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



## GET IN TOUCH

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