



**38 Sinclair Drive**  
, Largs, KA30 9BL

**Offers over £275,000**





## 38 Sinclair Drive , Largs, KA30 9BL

Although in need of upgrading and modernising this traditional detached villa will make a wonderful family home. Situated in a sought after location in Largs, close to Largs Campus and the National Sports Centre. With a flexible layout, there is an opportunity to reconfigure the rooms to suit twenty first century living. The accommodation on the ground floor is an entrance porch with traditional wooden doors, hallway, lounge, two bedrooms, kitchen, back porch, shower room and living room upstairs there are two further bedrooms. The back garden is south west facing offering the perfect place to relax and enjoy the outdoors. A driveway offers off road parking, garage with power and an attached lean-to which could be renovated and become a workshop or garden room.

Close to Largs Campus and the national Sports Centre and only a short walk from Largs promenade and the town centre which has a range of cafes, bars, restaurants and independent shops. Largs has good transport links to Glasgow, Ayrshire and beyond.

Early viewing is recommended

COUNCIL TAX BAND - F  
EPC RATING - D  
GCH (PARTIAL)

**Entrance Porch**  
7'6 x 3'0 (2.29m x 0.91m)

**Hall**  
14'9 x 5'8 and 14'3 x 3'0 (4.50m x 1.73m and 4.34m x 0.91m)







**Lounge**  
17'4 x 14'0 (5.28m x 4.27m)

**Bedroom One /Reception**  
14'9 x 14'3 (4.50m x 4.34m)

**Bedroom Two**  
11'4 x 9'8 (3.45m x 2.95m)

**Living Room**  
15'7 x 11'10 (4.75m x 3.61m)

**Shower Room**  
7'9 x 5'9 (2.36m x 1.75m)

**Kitchen**  
11'10 x 11'4 (3.61m x 3.45m )

**Rear Porch**  
7'6 x 3'0 (2.29m x 0.91m)

**Landing**

**Bedroom Three**  
19'6 x 10'0 (5.94m x 3.05m)

**Bedroom Four**  
18'6 x 12'5 (5.64m x 3.78m)

**Outside**





Floor Plan

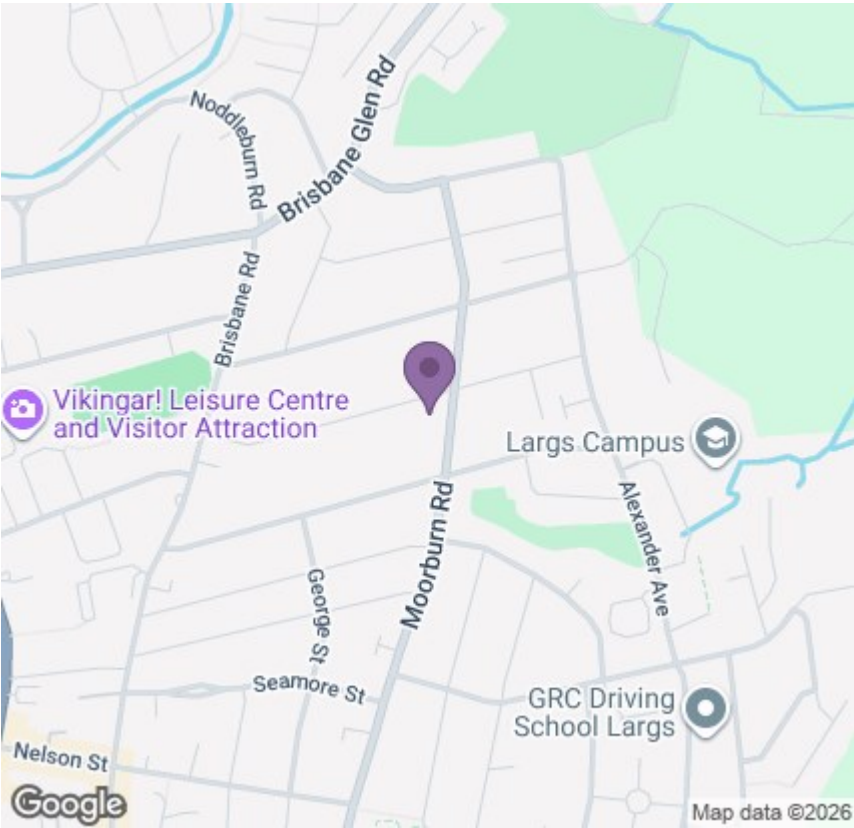


Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

