



46 DONALD WYND, LARGS, KA30 8TH

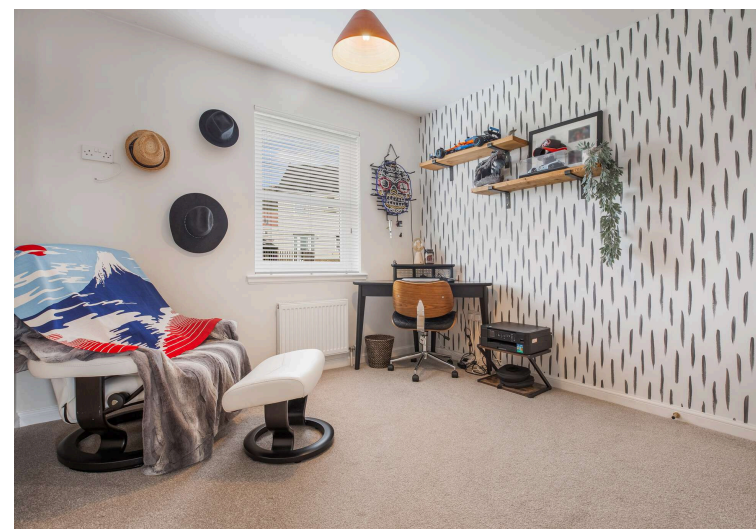
 4 BED  2 BATH  1 PUBLIC



46 Donald Wynd is a fabulous detached modern villa in this ever popular residential development that is presented in walk in condition with the additional advantage of the integral garage converted to form further living accommodation. The property offers a generous and flexible family layout comprising four bedrooms with a master en-suite, two public rooms, a superb open plan kitchen/dining room, WC/Utility and bathroom. Externally, the property benefits from landscaped gardens, garage, garden shed, and ample driveway parking. Donald Wynd is well placed for ease of access to all of Largs amenities, including a wide range of local shops, supermarkets, cafés, restaurants, and excellent transport links. The highly regarded Largs Educational Campus and Inverclyde Sports Centre are also within easy reach, as is the attractive seafront promenade, offering scenic coastal walks and leisure opportunities.

In more detail, the property is entered via a reception hallway with access to a WC/Utility room. Adjacent to the WC/Utility, the converted garage now forms an additional living room, ideal for family use or as a further bedroom on the ground floor if required. The rear of the reception hall gives access to a spacious lounge/family room with an attractive media wall and a set of pocket doors opening to a modern kitchen/dining room. The kitchen is fitted with a range of wall and base mounted units and integrated appliances to include oven, gas hob, extractor, dishwasher, washing machine, and fridge freezer. The kitchen is arranged on an open plan basis to the dining area, which benefits from a glazed door opening to a paved terrace in the rear garden. On the upper landing, there are four well proportioned bedrooms, all with built in storage. The master bedroom enjoys an en-suite shower room fitted with a three piece suite comprising WC, wash hand basin, and a shower cubicle with electric shower. The family bathroom is also located on the upper landing and is fitted with a three piece suite comprising WC, wash hand basin, and bath with over bath mixer shower.

In addition to the above, the property has double glazing, gas central heating, high quality laminate flooring, loft storage and a monobloc driveway providing ample parking for multiple vehicles leading to the garage. The enclosed rear gardens are laid mainly to lawn and feature an entertaining deck, offering excellent elevated views.



KEY FEATURES

Flexible Family Layout

Master Bedroom with En-Suite

Elevated Rear Garden with Entertaining Deck

Stunning Open-Plan Kitchen/
Dining Room

Walk-In Condition

Driveway parking & Garage



ENERGY RATING: B

COUNCIL TAX: F

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



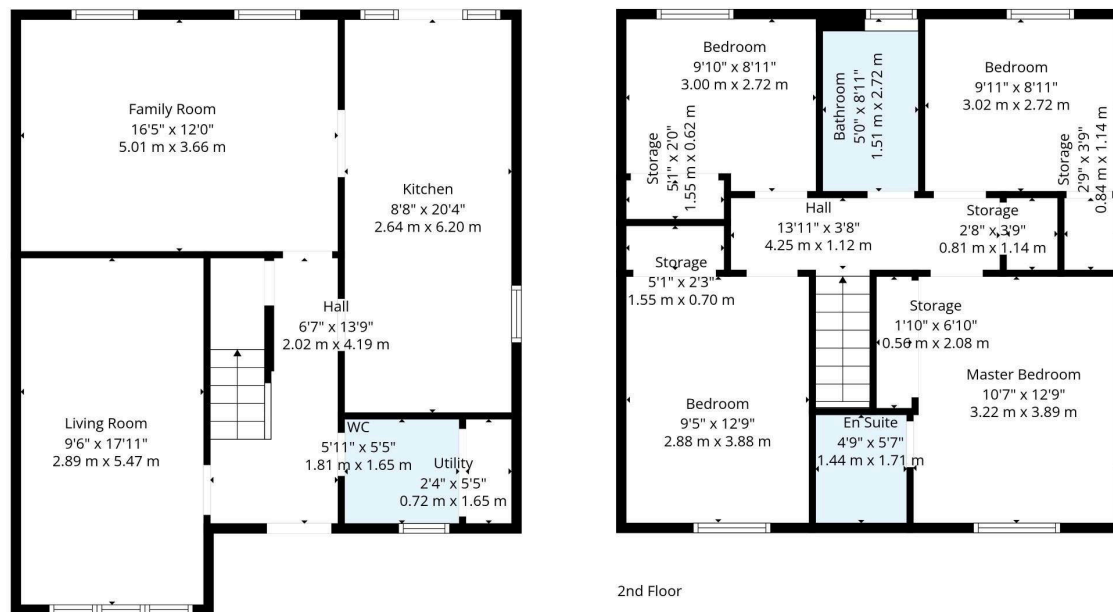
www.taggproperty.com



01475 674628



Home@taggproperty.com



1st Floor

2nd Floor



Total: 1294 sq. Ft, 120 m2
1st Floor: 689 sq. Ft, 64 M2, 2nd Floor: 605 sq. Ft, 56 m2
Excluded Areas: Utility: 13 sq. Ft, 1 M2, Storage: 57 sq. Ft, 5 M2, Walls: 110 sq. Ft, 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.