



4 RAILLIES ROAD, LARGS, KA30 8QZ

 3 BED  1 BATH  1 PUBLIC



4 Raillies Road is a modern, on-the-level detached bungalow presented in excellent internal and external condition, located within the popular residential area locally known as The Glen, a peaceful setting to the north of Largs town centre. The property enjoys a quiet residential position while remaining within easy reach of the town's excellent range of amenities. Largs is one of the Ayrshire coast's most desirable seaside towns, offering a wide selection of shops, cafés, restaurants, supermarkets, leisure facilities, a popular promenade, mainline rail links to Glasgow, and regular ferry services to the Isle of Cumbrae, making it an excellent location for commuters, families, and retirees alike. The accommodation comprises a reception hallway, lounge, a modern fitted kitchen laid on a semi-open plan basis to the inner reception hall, three bedrooms and a shower room. Externally, the property benefits from extensive driveway parking, attractive south facing rear gardens, and a garden shed.

In greater detail, the accommodation comprises a reception hallway with three storage cupboards. The bright, spacious front facing lounge enjoys a pleasant outlook over the front gardens through a picture window. The modern kitchen is laid on a semi-open plan basis to the inner reception hall and features a breakfast bar together with a range of wall and base mounted units with integrated appliances to include ceramic hob, oven/grill and extractor. The kitchen is plumbed for a washing machine with a freestanding fridge/freezer which may be included in the sale. The kitchen has doorway access to the driveway and rear gardens. The property offers three bedrooms, all benefitting from built in storage. The modern shower room is fitted with a three piece suite comprising WC, wash hand basin, and separate shower cubicle with electric shower.

In addition to the above, the property benefits from double glazing and gas central heating. Ample driveway parking to the side of the property provides off street parking and leads to the enclosed south facing rear gardens, which offer an ideal space for outdoor relaxation and entertaining. A garden shed provides useful external storage.



## KEY FEATURES

Extensive private driveway parking alongside a handy external garden shed.

Enclosed, south-facing rear garden perfect for outdoor entertaining.

Highly desirable on-the-level detached bungalow located in the peaceful "Glen" area.

Three comfortable bedrooms, all benefiting from integrated storage.

Modern breakfast-bar kitchen arranged on a sleek semi-open plan layout.

Bright, spacious front-facing lounge with a large picture window.



ENERGY RATING: D

COUNCIL TAX: E

## GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

 [www.taggproperty.com](http://www.taggproperty.com)

 01475 674628

 [Home@taggproperty.com](mailto:Home@taggproperty.com)



### Ground Floor



Total area: approx. 71.2 sq. metres (765.9 sq. feet)  
**4 Raillies Road, 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.