



31 BLACKDALES AVENUE, LARGS, KA30 8HU

 3 BED  2 BATH  2 PUBLIC



Positioned in a cul-de-sac setting, 31 Blackdales Avenue is a traditionally built terraced villa located less than half a mile from Largs town centre and its wide range of amenities. Largs is one of Scotland's most popular coastal towns, offering an excellent selection of shops, supermarkets, cafés, restaurants, leisure facilities and transport links, together with its attractive seafront promenade, yacht marina and regular ferry services to the Isle of Cumbrae. The property itself has been freshly decorated and upgraded by the current owners, to include the renewal of the family bathroom. Further value has been added through the development of the attic space with the appropriate permissions, creating a principal bedroom with en suite shower room. Accommodation comprises, reception hallway, lounge, dining room, kitchen, three double bedrooms with the principal upper bedroom having an en suite shower room. The property has off street parking to the front for two vehicles and enclosed gardens to the rear.

In more detail the accommodation is entered through a reception hall with storage cupboard providing access to a bright front facing lounge with bay window. A doorway from the lounge opens to a dining room positioned to the rear of the property. The dining room has doorway access to a kitchen fitted with a range of wall and base units together with integrated appliances to include gas hob, oven, extractor, fridge, freezer, tumble dryer and washing machine. The kitchen has a door opening to the rear gardens. A staircase from the reception hall leads to the first floor landing where there are two double bedrooms, one front and one rear facing. The family bathroom has been recently refitted and comprises a three piece suite to include a shower bath with over bath shower, WC and wash hand basin. A fixed staircase from the main landing leads to the fully developed attic which now provides a spacious double bedroom with access to a three piece en suite shower room and excellent eaves storage.

In addition to the above, the property has double glazing and gas central heating and a monobloc driveway with off street parking for two vehicles. The enclosed rear garden incorporates areas of monobloc paving together with a drying green. A garden shed is included in the sale.



KEY FEATURES

Developed attic space with an en-suite shower room.

Monobloc driveway providing off-street parking for two vehicles.

Spacious living layout with a bright bay-windowed lounge.

Quiet cul-de-sac location less than half a mile from Largs town centre.

Freshly decorated throughout.

Enclosed, low-maintenance rear garden.

ENERGY RATING: C

COUNCIL TAX: D

GET IN TOUCH



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Ground Floor



Total area: approx. 111.0 sq. metres (1195.0 sq. feet)
31 Blackdales 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.