



34 DONALD WYND, LARGS, KA30 8TH

 4 BED  3 BATH  1 PUBLIC

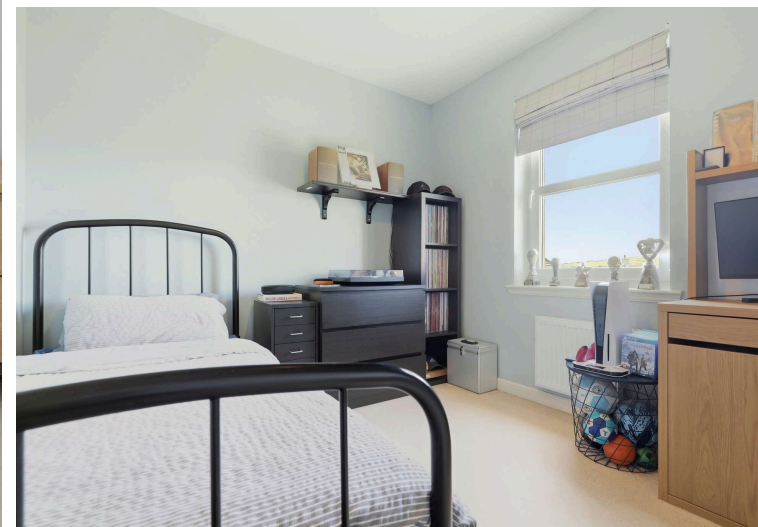


34 Donald Wynd is an exceptional four bedroom family home offering immaculate accommodation, modern communal spaces for socialising and generous storage for family living. Built by the renowned Scottish house builder McTaggart & Mickel, the modern detached villa is presented in walk in condition both internally and externally. The property makes an outstanding home within this popular modern development to the north of Largs. Donald Wynd enjoys convenient access to Largs Educational Campus, which encompasses two primary schools, a nursery and Largs Academy High School. Along with this, Inverclyde Sports Centre, the seafront promenade and Largs town centre, including the train link to Glasgow are all within walking distance. The accommodation comprises a reception hallway with WC cloakroom, lounge laid on a semi open plan basis to the dining room, modern fitted kitchen, utility room and on the first floor four bedrooms, with the principal bedroom benefitting from an en suite shower room. You will also find the immaculate family bathroom on this level for everyone's convenience.

An integral garage offers both power and light and a monobloc driveway providing parking for multiple vehicles. The property enjoys one of the largest enclosed rear gardens within the development, predominantly laid to lawn, making it ideal for families and outdoor entertaining. The garden has full exposure to the sun all afternoon and in the evenings the sunset can be enjoyed with views of the surrounding countryside and hills. This outlook is also enjoyed from the bedrooms.

In greater detail, the property is entered via a central reception hallway which provides access to the ground floor WC cloakroom. To the rear of the reception hall is a bright, spacious lounge laid on a semi open plan basis to the dining room. The lounge door opens directly to the enclosed beautifully kept rear garden. The separate dining space provides access to a convenient utility room, plumbed for a washing machine, with a door leading to the exterior of the property. The utility room also opens to the modern breakfasting kitchen which is fitted with a comprehensive range of wall and base mounted units and integrated appliances to include a gas hob, oven, extractor, fridge, freezer and dishwasher. On the first floor there are four bedrooms, with the principal bedroom featuring a contemporary three piece en suite shower room. Three of the bedrooms have built in wardrobe storage, one in particular benefitting from a fully built-in wardrobe including drawers, hanging rails and shoe racks. The family bathroom 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 benefits from gas central heating, double glazing, an integral garage with power and light and spacious, enclosed rear gardens, laid mainly to lawn with a paved patio.



KEY FEATURES



Detached villa in walk-in condition.



Spacious rear garden with hill views.



Four bedrooms, three with built-in storage, master en-suite.



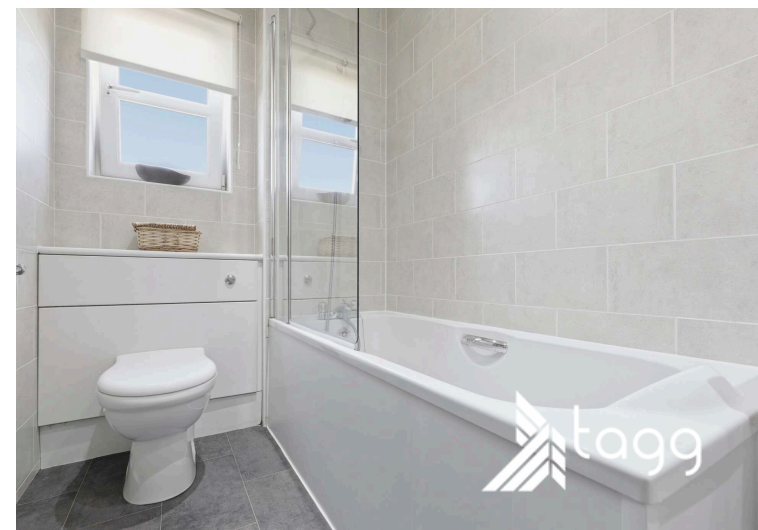
Bright lounge and dining area with garden access.



Modern breakfasting kitchen plus separate utility room.



Integral garage and monobloc driveway



ENERGY RATING: C

COUNCIL TAX: F

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



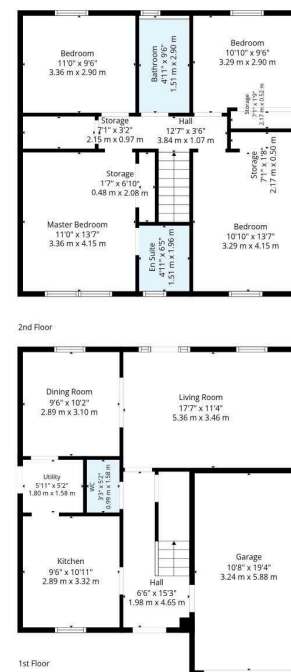
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Total: 1216 sq. Ft, 113 m2
1st Floor: 535 sq. Ft, 50 M2, 2nd Floor: 681 sq. Ft, 63 m2
Excluded Areas: Garage: 205 sq. Ft, 19 M2, Utility: 31 sq. Ft, 3 M2, Storage: 59 sq. Ft, 5 M2,
Walls: 129 sq. Ft, 12 m2

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.