



**8 Millburn Gardens**  
, Largs, KA30 9NF

**Offers over £149,000**



## 8 Millburn Gardens

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Positioned close to the town centre and sea front, 8 Millburn Gardens is a fantastic and spacious two bedroomed mid terraced villa that will hold broad appeal to many sectors of the market especially with first time buyers and young families. The property is situated on the south side of Largs within a popular residential locale so we strongly advise early viewing to avoid disappointment. The rooms are of excellent proportion and super storage throughout with particular mention to a large floored attic room with the potential for a conversion. The accommodation consists of porch, hall, lounge, separate dining room, kitchen, two double bedrooms, shower room and attic room.

The enclosed back garden is mainly chipped and with some bordering shrubs. There is a communal area of ground behind the private garden. Parking on Millburn Gardens.

EPC = C  
COUNCIL TAX BAND = D

**Porch**  
6 x 2'7 (1.83m x 0.79m)

**Hall**  
11'5 x 3'7 (3.48m x 1.09m)

**Lounge**  
15 x 11'9 (4.57m x 3.58m)

**Dining Room**  
8'7 x 9'9 (2.62m x 2.97m)

**Kitchen**  
9'7 x 10'6 (2.92m x 3.20m)





**Landing**  
18'7 x 6'6 (5.66m x 1.98m)

**Bedroom One**  
12'6 x 12 (3.81m x 3.66m)

**Bedroom Two**  
10'3 x 10'9 (3.12m x 3.28m)

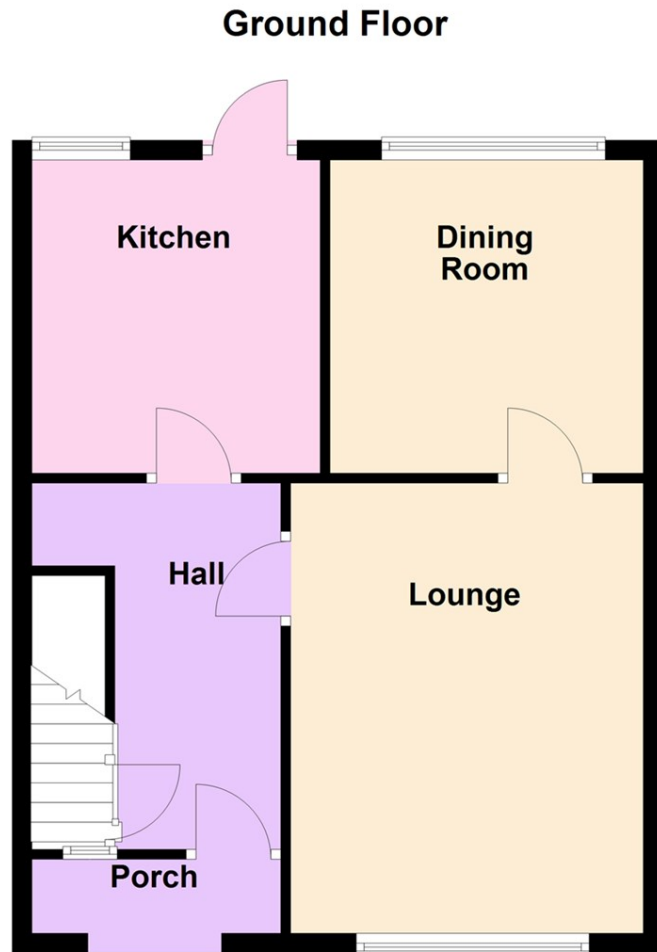
**Shower Room**  
7'6 x 6'7 (2.29m x 2.01m)

**Attic**  
15'5 x 14'6 (4.70m x 4.42m)

**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.

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## Area Map



## Energy Efficiency Graph

