



76 MILLBURN GARDENS, LARGS, KA30 9NG

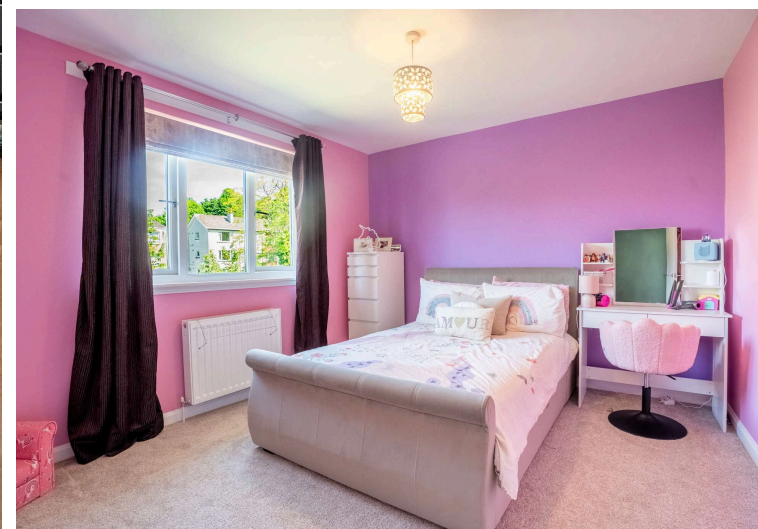
 3 BED  2 BATH  1 PUBLIC



Situated within this popular cul-de-sac and less than a mile from the centre of Largs, 76 Milburn Gardens is a traditionally built end terraced villa offering spacious family accommodation presented in excellent order throughout. Largs is a highly regarded coastal town on the Firth of Clyde offering a wide range of amenities including excellent local shopping, supermarkets, cafés, restaurants, leisure facilities and a popular seafront promenade, together with regular rail links to Glasgow and ferry services to Millport on the Isle of Cumbrae. The accommodation on offer comprises an entrance vestibule, reception hall with WC/cloakroom, lounge, modern kitchen and dining room laid on an open plan basis, three spacious first floor bedrooms and a four piece bathroom. Externally, the property benefits from monobloc off street driveway parking to the front suitable for two vehicles together with enclosed rear gardens.

In more detail, the accommodation is entered through an entrance vestibule which opens to a spacious reception hallway with WC/cloakroom off. The hallway gives access to a modern fitted kitchen with a range of wall and base mounted units and breakfast bar with integrated appliances to include gas hob, oven, extractor and dishwasher. The kitchen is plumbed for a washing machine and is laid on an open plan basis to the dining room. The dining room has a set of French doors opening to the rear gardens. The dining room also provides doorway access to a front facing lounge where a wood burning stove forms the focal point of the room. On the upper landing there are three spacious bedrooms, two of which benefit from built in wardrobe storage. The fully tiled bathroom is fitted with a modern four piece suite to include WC, wash hand basin, stand-alone bath and separate walk in shower cubicle. These properties also benefit from extensive loft space which is ideal for storage and may offer potential for further development, subject to the necessary consents.

In addition to the above, the property has double glazing, gas central heating and monobloc driveway parking to the front suitable for two vehicles. The enclosed rear garden is laid with a mixture of lawn and paved patio sections, and a garden shed is included within the sale. These types of home are proving very popular in the current Largs market and early viewing is highly recommended.



KEY FEATURES

Cul-de-sac near Largs centre and station.

Front-facing lounge with a wood-burning stove.

4-piece bathroom, and downstairs WC.

Modern, open-plan kitchen with garden French doors.

Three bedrooms.

2-car driveway.



ENERGY RATING: D

COUNCIL TAX: D

GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

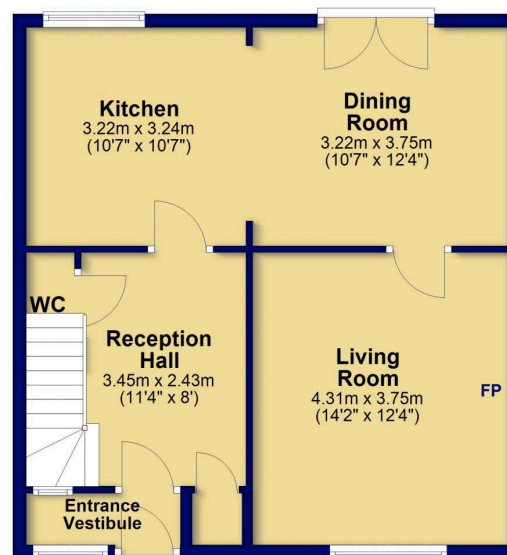
 www.taggproperty.com

 01475 674628

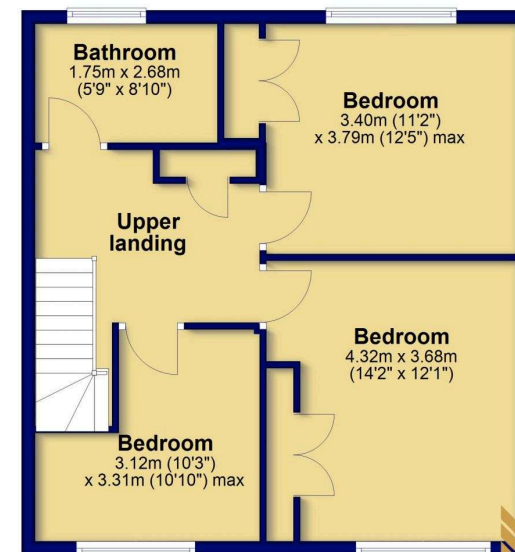
 Home@taggproperty.com



Ground Floor



First Floor



Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

76 Millburn Gardens, 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.