



20 Phillips Avenue
, Largs, KA30 9EP

Offers over £260,000

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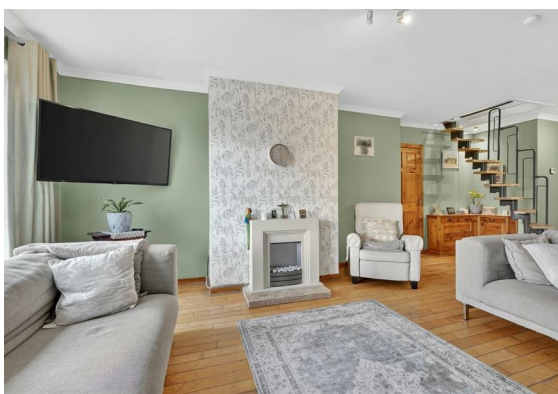
20 Phillips Avenue is a well presented and extended detached bungalow featuring four bedrooms and two bathrooms making it an ideal family home. Set in a quiet, popular residential area with good access to Largs Educational Campus and within walking distance to the town centre, seafront and local amenities.

The accommodation on offer in more detail comprises entrance hallway leading in to a great sized west facing living room which has a fixed spiral staircase to a floored attic with excellent storage, offering extra living space as a playroom or home/office study. The dining room, open plan from the living room is lovely and bright thanks to a thoughtfully placed skylight, making it perfect for family meals or relaxed entertaining. Three of the four bedrooms and family shower room can also be accessed from the hallway. Flowing from the dining room is the generous dining kitchen with patio doors to the garden. The fourth bedroom and a second bathroom accessed from the living room is ideal for guests or flexible family use.

Outside, the property benefits from driveway parking for at least two cars and a detached garage. The rear garden is arranged over split levels and features a lovely elevated seating area, offering a peaceful spot to enjoy the outdoors.

Certain moveable items may be included subject to an agreeable price.

COUNCIL TAX BAND E
GCH
EPC RATING D





Hall

Living room and open plan to dining room

29'4 x 13'2 (8.94m x 4.01m)

Dining Kitchen

17'7 x 12'1 (5.36m x 3.68m)

Bathroom

13'1 x 6'5 (3.99m x 1.96m)

Bedroom One

11'10 x 11'6 (3.61m x 3.51m)

Bedroom Two

11'10 x 9'7 (3.61m x 2.92m)

Bedroom Three

11'10 x 8'1 (3.61m x 2.46m)

Bedroom Four

14'1 x 6'5 (4.29m x 1.96m)

Shower Room

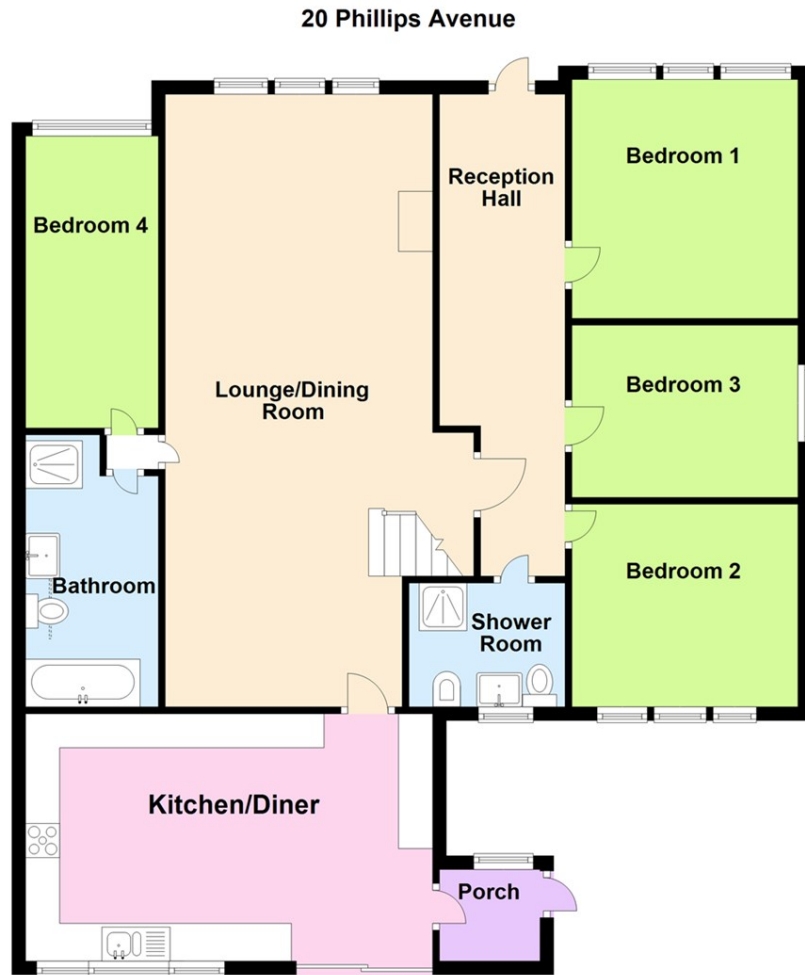
6'2 x 6'2 (1.88m x 1.88m)

Porch

Outside

Attic Room

Floor Plan

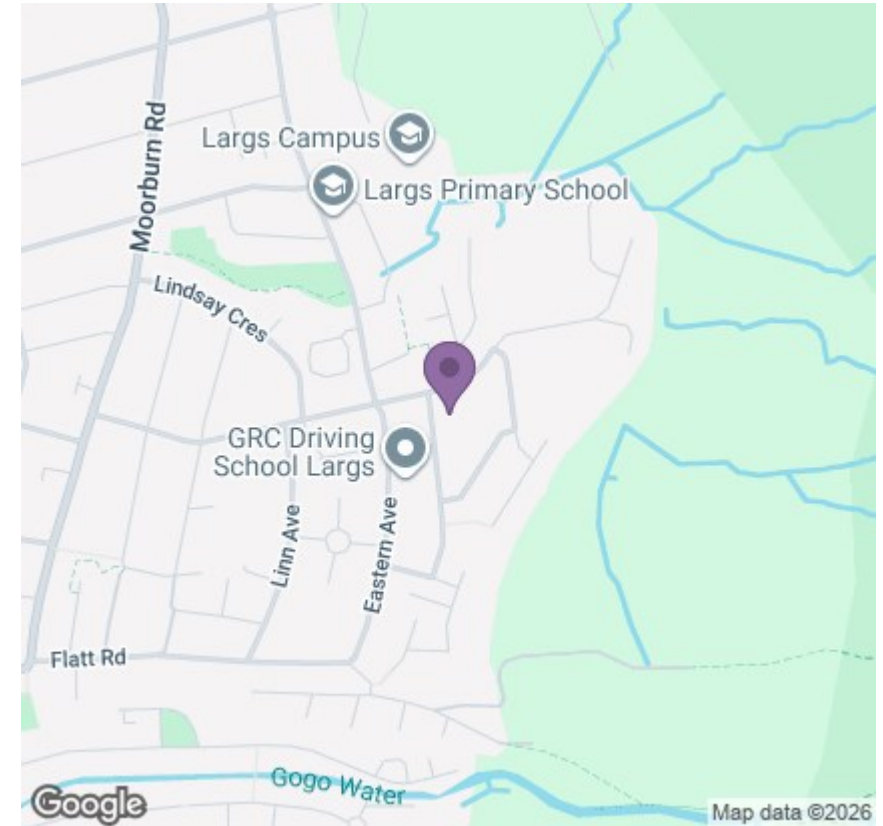


Viewing

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

