



80 Glen Avenue
, Largs, KA30 8QQ

Offers over £260,000

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*****CLOSING DATE FRIDAY 4TH
SEPTEMBER @ 12 NOON*****

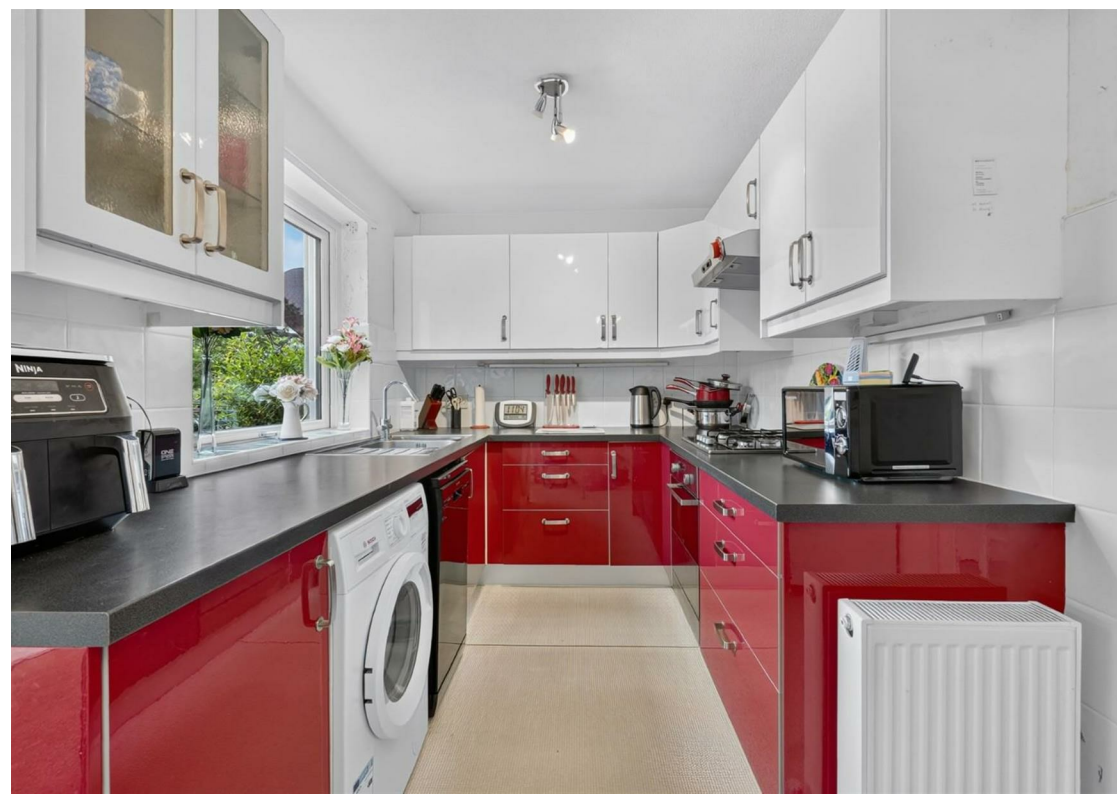
Robert Duff Estate Agents are thrilled to present 80 Glen Avenue to the market. Nestled in the charming and sought-after area of 'The Glen' development on the north side of Largs, this spacious and extended detached villa with an attached garage, while requiring some updates and decoration, promises to be a wonderful family home. The accommodation includes a lounge, four bedrooms—one conveniently located on the ground floor—a fitted kitchen, a sunroom, and modern shower rooms on both levels. The property features a large driveway suitable for family vehicles, along with gardens at both the front and back.

Located near the highly regarded Largs Campus and Early Years Centre, as well as the Inverclyde National Sports Centre, Largs boasts a famous yacht haven and two golf courses that offer stunning views over the River Clyde, the Isle of Arran, and beyond. The town is well-connected with transport links to Glasgow, Ayrshire, and further afield, with the Isle of Cumbrae just a short ferry ride away. A local bus service is also available to take you into Largs Town Centre, where you can enjoy a variety of cafes, bars, restaurants, and independent shops, alongside national retailers like the newly opened Marks and Spencer Foodhall.

Double Glazing
Gas Central Heating
Council Tax Band - F
EPC Rating - D

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Hall
5'9 x 3'0 (1.75m x 0.91m)





Lounge
15'6 x 13'7 (4.72m x 4.14m)

Dining Kitchen
15'6 x 10'0 (4.72m x 3.05m)

Sun Room
10'6 x 10'0 (3.20m x 3.05m)

Downstairs Shower Room
7'4 x 5'5 (2.24m x 1.65m)

Bedroom One
9'5 x 6'9 (2.87m x 2.06m)

Bedroom Two
15'5 x 9'0 (4.70m x 2.74m)

Bedroom Three
12'3 x 9'7 (3.73m x 2.92m)

Bedroom Four
10'7 x 7'2 (3.23m x 2.18m)

Shower Room
8'3 x 4'9 (2.51m x 1.45m)

Garage
23'7 x 12'0 (7.19m x 3.66m)

Outside
3'0" x 5'3" (0.92m x 1.60m)



Floor Plan

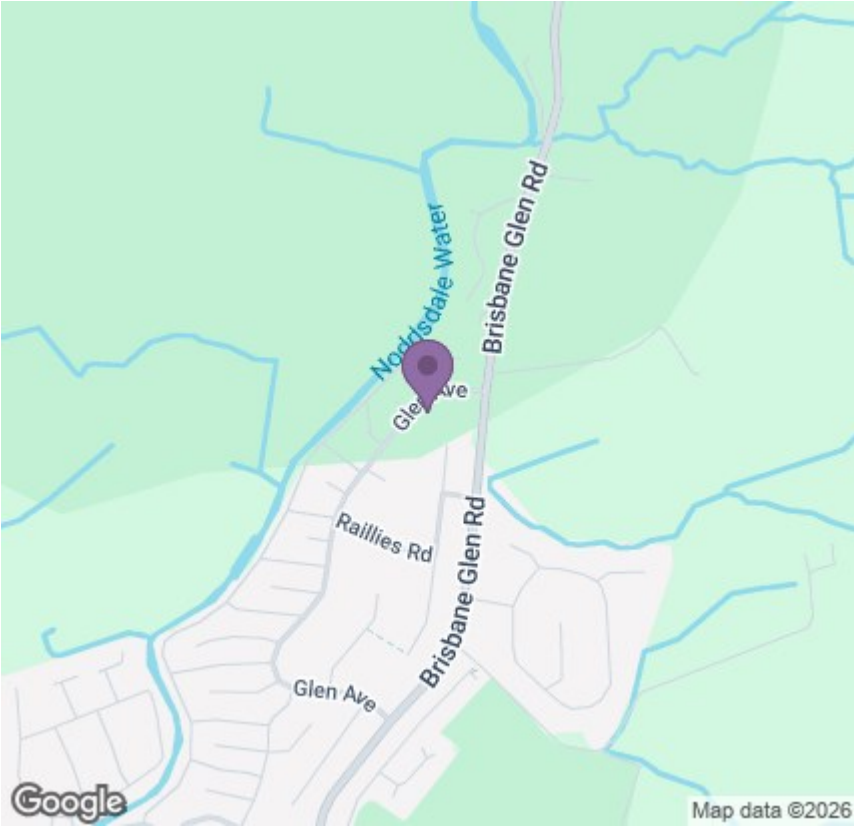


Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

