



**38 Sinclair Drive**  
, Largs, KA30 9BL

**Offers over £275,000**



## 38 Sinclair Drive , Largs, KA30 9BL

\*\*\*\*\*CLOSING DATE TUESDAY 24TH  
FEBRUARY AT 12 NOON\*\*\*\*\*

Although in need of upgrading and modernising this traditional detached villa will make a wonderful family home. Situated in a sought after location in Largs, close to Largs Campus and the National Sports Centre. With a flexible layout, there is an opportunity to reconfigure the rooms to suit twenty first century living. The accommodation on the ground floor is an entrance porch with traditional wooden doors, hallway, lounge, two bedrooms, kitchen, back porch, shower room and living room upstairs there are two further bedrooms.

The back garden is south west facing offering the perfect place to relax and enjoy the outdoors. A driveway offers off road parking, garage with power and an attached lean-to which could be renovated and become a workshop or garden room.

Close to Largs Campus and the national Sports Centre and only a short walk from Largs promenade and the town centre which has a range of cafes, bars, restaurants and independent shops. Largs has good transport links to Glasgow, Ayrshire and beyond.

Early viewing is recommended

COUNCIL TAX BAND - F  
EPC RATING - D  
GCH (PARTIAL)

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### Entrance Porch

7'6 x 3'0 (2.29m x 0.91m)

### Hall

14'9 x 5'8 and 14'3 x 3'0 (4.50m x 1.73m and 4.34m x 0.91m)

### Lounge

17'4 x 14'0 (5.28m x 4.27m)

### Bedroom One /Reception

14'9 x 14'3 (4.50m x 4.34m)

### Bedroom Two

11'4 x 9'8 (3.45m x 2.95m)

### Living Room

15'7 x 11'10 (4.75m x 3.61m)

### Shower Room

7'9 x 5'9 (2.36m x 1.75m)

### Kitchen

11'10 x 11'4 (3.61m x 3.45m )

### Rear Porch

7'6 x 3'0 (2.29m x 0.91m)

### Landing

### Bedroom Three

19'6 x 10'0 (5.94m x 3.05m)

### Bedroom Four

18'6 x 12'5 (5.64m x 3.78m)

### Outside

## Floor Plan

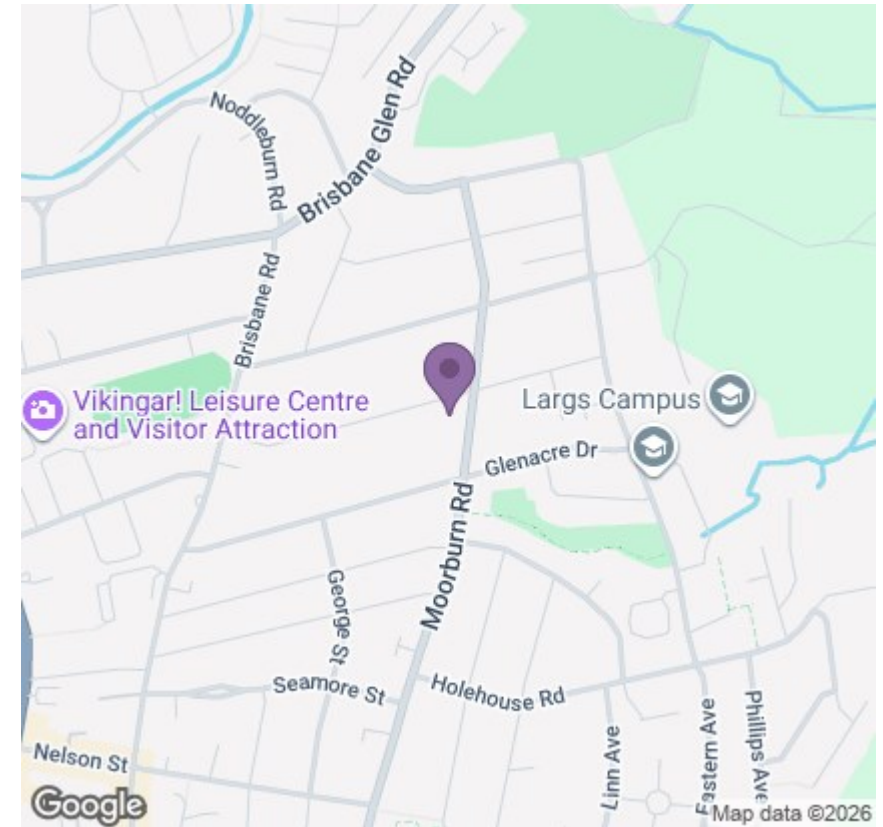


## Viewing

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

