



**7 Blackdales Avenue**  
Largs, KA30 8HU

**Offers over £165,000**





## 7 Blackdales Avenue , Largs, KA30 8HU

7 Blackdales Avenue is a traditional red sandstone mid terraced house situated in a quiet cul de sac on the popular south side of Largs, close to the town centre and seafront. This property requires upgrading and redecoration but would make an ideal home for a family so we encourage early viewing as it is anticipated this property will be popular. The property offers some flexibility in the use of rooms and can be configured in different ways therefore providing options for the home buyer. In more detail the accommodation provides two reception rooms with the study/lounge having access through patio doors to the patio area and back garden kitchen, bathroom, three bedrooms including two doubles and a smaller single bedroom.

There is a large floored attic and the property further benefits from gas central heating and double glazing.

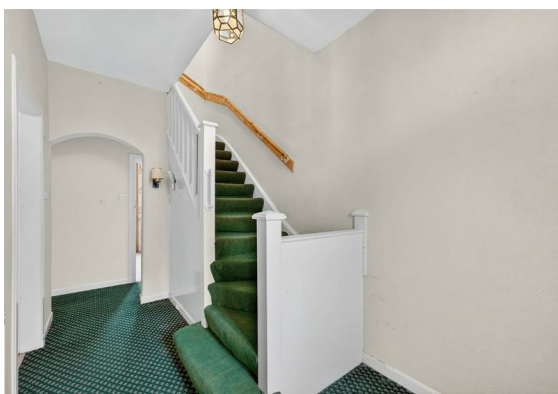
Largs town centre with its range of shops, cafes and restaurants is within walking distance. as is Largs promenade. Transport links are also close by.

Council Tax Band C  
EPC=D  
On street parking.  
Chain free property

**Entrance hallway (before stairs)**  
5'11 x 6'6 (1.80m x 1.98m)

**Hallway**  
16'2 x 3'7 (4.93m x 1.09m)

**Cupboard under stairs**  
7'6 x 2'8 (2.29m x 0.81m)







### Living Room

12'1 x 15'1 (3.68m x 4.60m)

### Study/Lounge

10'9 x 15'7 (3.28m x 4.75m)

### Kitchen

8'5 x 7'7 (2.57m x 2.31m)

### Upstairs Landing

9 x 3'6 (2.74m x 1.07m)

### Bathroom

8'3 x 7'6 (2.51m x 2.29m)

### Bedroom One

9'7 x 12'5 (2.92m x 3.78m)

### Bedroom Two

11 x 13'3 (3.35m x 4.04m)

### Bedroom Three

6'9 x 6'6 (2.06m x 1.98m)

### 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.

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

