

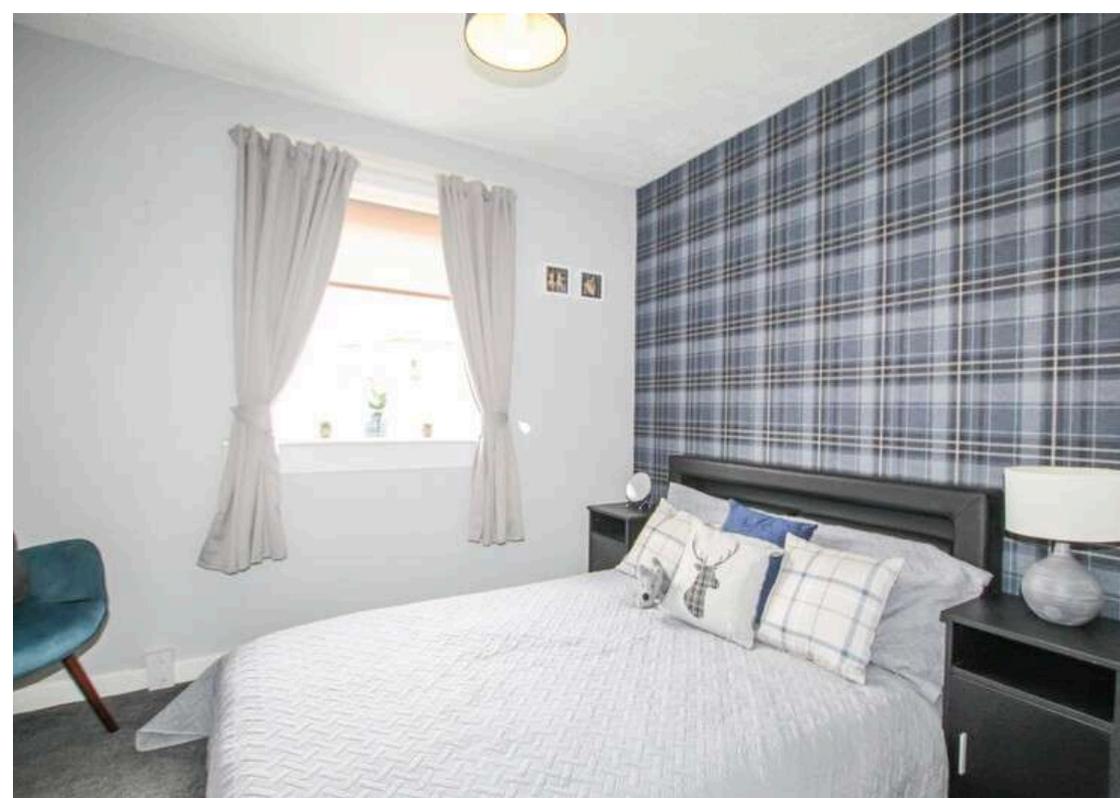
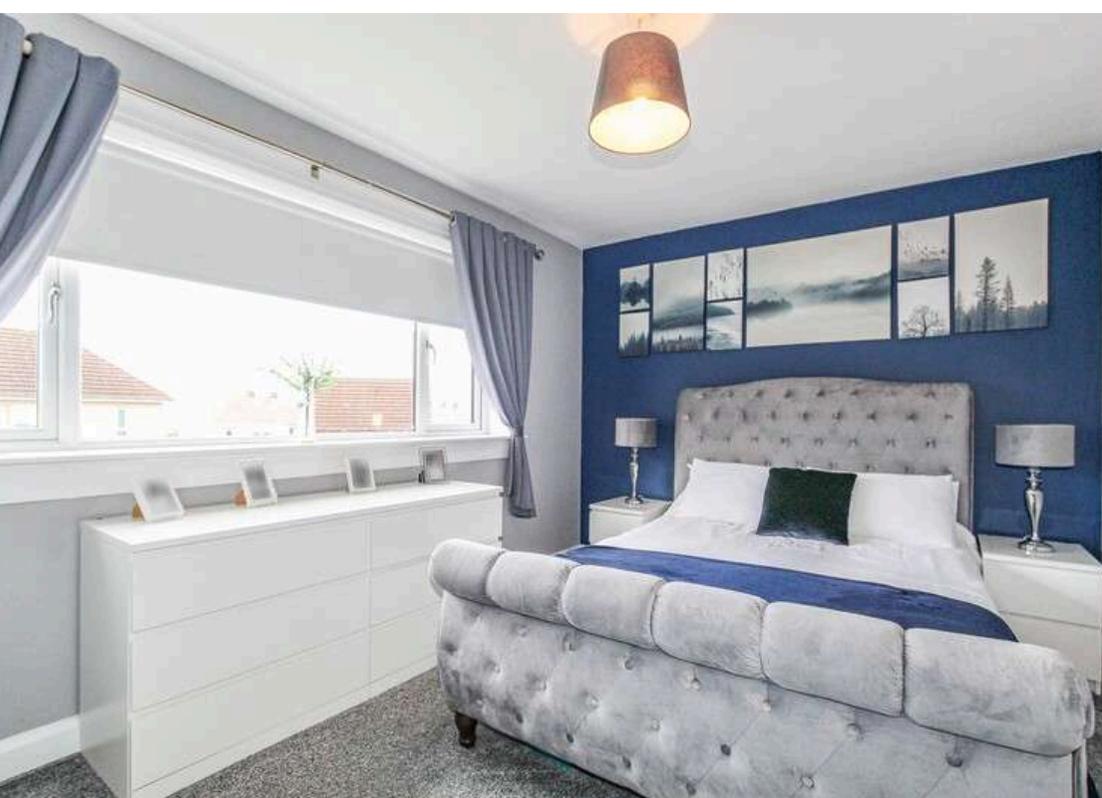


Semi-detached House

26 The Roundel, Largs, KA30 9EH
Offers Over £165,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



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SITUATION

Located in this crescent of homes ideally placed for ease of access to the recently relocated Largs Educational Campus and Inverclyde Sports facility, 26 The Roundel is a fabulous home which has been thoughtfully extended on the ground floor to add a double bedroom and ensuite shower room. The property is presented in excellent internal and external order and with accommodation now comprising four double bedrooms it makes a simply superb family home. The accommodation on offer comprises reception hallway which opens to a spacious front facing lounge, modern kitchen, bathroom, bedroom and ensuite shower room.

On the upper landing there are a further three double bedrooms. The property has driveway parking to the front and family sized enclosed lawned gardens to the rear. The Roundel is located within a mile of Largs town centre with its wide range of amenities, shops, restaurants, train and bus terminals with a regular direct service to Glasgow. In more detail the accommodation on offer comprises a reception hallway which opens to a front facing lounge with picture window. The kitchen is located to the rear of the reception hall, is of dining sized proportion and is fitted with a range of modern wall and base units with integrated ceramic hob, double oven/microwave, extractor, fridge, freezer, washing machine and tumble dryer.

The kitchen has doorway access to the rear gardens. The family bathroom is located on the ground floor and is fitted with a three piece to include WC, wash hand basin and bath with thermostatic over bath shower. The property has four spacious double bedrooms. Three bedrooms are located on the upper landing and a further bedroom on the ground floor which benefits from a three piece shower room to include WC, wash hand basin and walk in shower cubicle with electric shower. In addition to the above the property has double glazing, gas central heating and driveway parking to the front of the property. The rear gardens are enclosed with a well maintained fence and are laid to lawn.

ROOM DIMENSIONS

Lounge	4.90 m x 3.68 m / 16'1" x 12'1"
Kitchen	4.90 m x 2.82 m / 16'1" x 9'3"
Bedroom 1	2.95 m x 2.79 m / 9'8" x 9'2"
Bedroom 2	3.84 m x 3.07 m / 12'7" x 10'1"
Bedroom 3	3.84 m x 2.79 m / 12'7" x 9'2"
Bedroom 4	3.23 m x 3.33 m / 10'7" x 10'11"
Bathroom	2.06 m x 1.65 m / 6'9" x 5'5"
Ensuite	2.79 m x 0.94 m / 9'2" x 3'1"

BURDENS

The property is in Band B of the Council Tax.



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PRICE

Offers Over £165,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

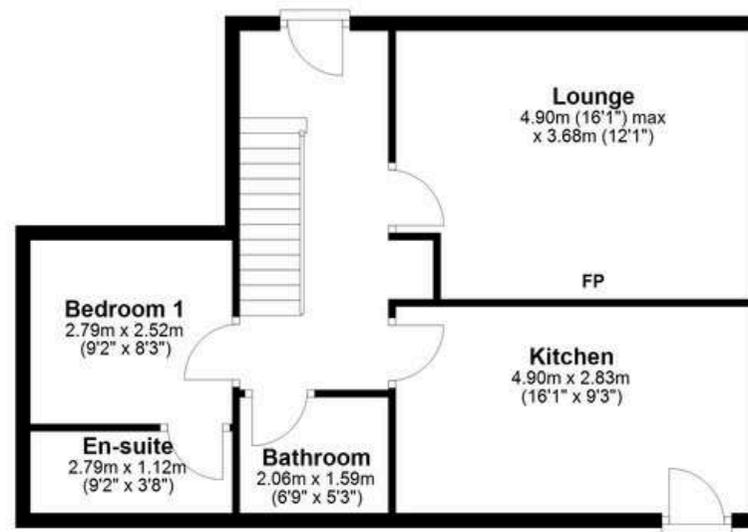
EPC RATING

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NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.

Ground Floor



First Floor



espc

Ref:
E476012

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 guaranteed. 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 services 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.

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