



Semi-detached House

35 Greeto Falls Avenue, Largs, KA30 9HJ
Offers Over £149,000

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 the upper part of this established residential estate ideally placed for ease of access to the recently relocated Largs Educational Campus and Inverclyde Sports facility and with the seafront promenade and town centre also within easy reach, 35 Greeto Falls is a fabulous semi detached villa in a cul de sac location which makes an ideal home for a wide sector of the market.

The property is presented in excellent internal and external order and has accommodation to include lounge, kitchen, WC/cloakroom, three bedrooms and bathroom. The property has private parking to the front and enclosed front and rear gardens with the rear gardens enjoying a panoramic view to the hills. In more detail the accommodation on offer comprises a reception hallway with storage cupboard and access to a useful WC/cloakroom.

The lounge is accessed from the hall and kitchen and features a picture window with views over the front garden to the hills. The kitchen has doorway access to the rear gardens and is fitted with a range of wall and base units with integrated gas hob, oven, extractor and freestanding appliances which may be included in the sale.

The property has three bedrooms. One is located on the ground floor has a built in cupboard and two are on the upper landing. The main bedroom has built in wardrobe storage. The modern bathroom is located on the upper landing and is fitted with a three piece suite to include WC, wash hand basin and bath with over bath electric shower. In addition to the above the property has double glazing, gas central heating, private parking to the rear and front and rear gardens. The gardens are laid mainly to lawn with the rear gardens having a garden shed which is included in the sale

ROOM DIMENSIONS

Lounge	4.09 m x 3.76 m / 13'5" x 12'4"
Kitchen	3.28 m x 2.69 m / 10'9" x 8'10"
Bedroom 1	3.86 m x 3.18 m / 12'8" x 10'5"
Bedroom 2	3.53 m x 2.57 m / 11'7" x 8'5"
Bedroom 3	2.08 m x 1.65 m / 6'10" x 5'5"
Bathroom	2.16 m x 1.75 m / 7'1" x 5'9"

BURDENS

The property is in Band B of the Council Tax.



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PRICE

Offers Over £149,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

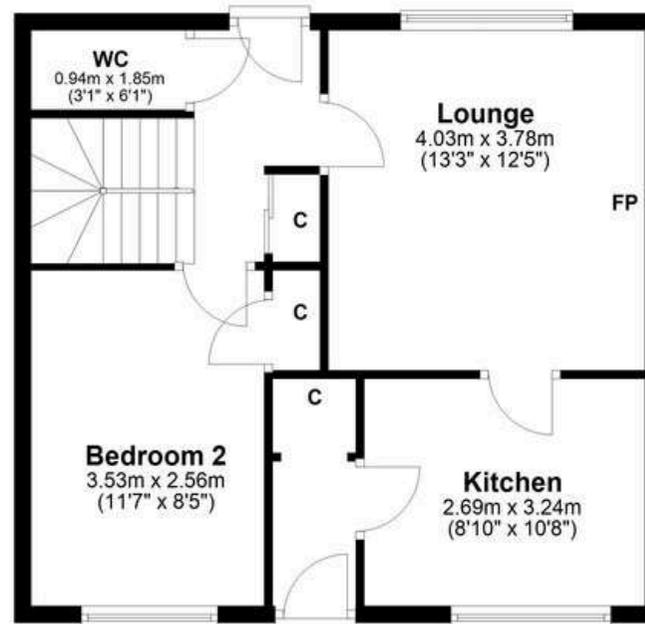
EPC RATING

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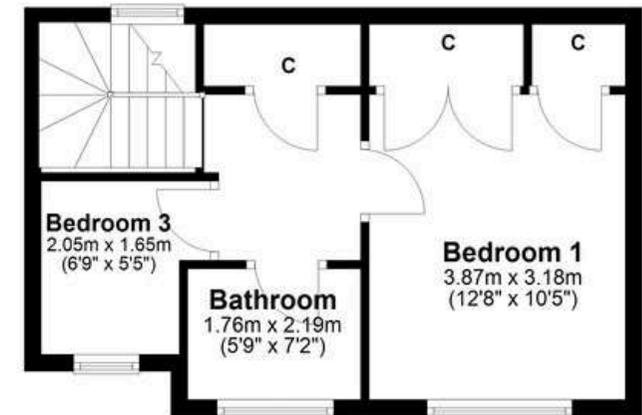
NOTE:

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:
E476259

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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