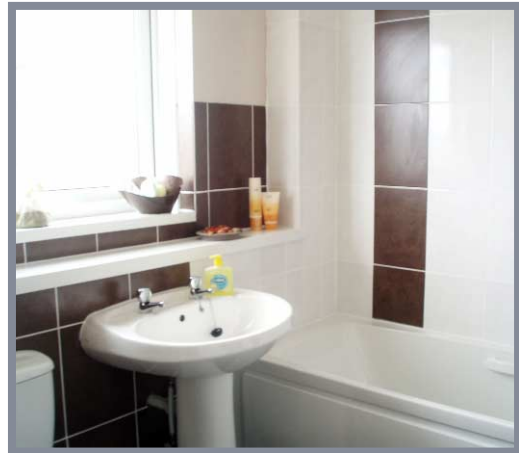




Client of Colvin Houston

Modern well presented detached family villa within popular residential cul-de-sac enjoying superb views from all apartments with gas central heating, double glazing and detached brick garage with double driveway and parking for several vehicles.

6 Braeside Avenue, Largs, KA30 8HE



Offered to market in good order throughout this substantial 2 storey detached family villa offers generous apartments comprising of entrance hallway, lounge/dining room, newly installed quality fitted kitchen with integrated appliances. 3 double bedrooms and newly refurbished three quarter tiled family bathroom.

Warmed by gas central heating the property benefits from good quality double glazing and is set within well maintained gardens with mono bloc paved parking, lawns. Brick garage and double driveway with parking for several vehicles.

Enjoying a quiet cul-de-sac location the property offers some of the most outstanding views over the town of Largs along the coast to both countryside and over the Clyde Estuary. **INTERNAL VIEWING IS RECOMMENDED.**

ACCOMODATION COMPRISES

ENTRANCE HALLWAY

Access is provided via UPVC opaque double glazed storm door with opaque glass panelling to the side. Hallway gives access to cloakroom storage cupboard with front facing opaque window and to lounge. Stair gives access to upper floor. Ceiling with pendant light. Wall mounted central heating radiator.

LOUNGE/DINING ROOM

26' 8 BY 13' 2 (AT WIDEST) 8.13M X 4.01M

Open plan lounge/dining room offers generous accommodation and benefits from bright south facing double glazed bay window aspect with partial sea views and further double glazed bay window aspect at dining area which provides partial sea and magnificent country views to the North West. Ceiling has coving border, feature light and three way spotlight unit and smoke alarm. Two wall mounted central heating radiators. Under stair storage cupboard. BT, TV and electric power points. Door from dining area gives access to kitchen.



KITCHEN 11' X 7'6 3.35M X 2.29M

Newly installed March 2008 is this quality fitted kitchen with attractive wall mounted and floor standing units with fitted under unit lights. Complimentary work surface with ceramic tiled splash back and inset stainless steel sink with side drainer and mixer font. Integrated 4 ring gas hob with stainless steel extractor chimney and stainless steel electric oven. Space for fridge freezer. Integrated dishwasher and washing machine. Rear facing double glazed windows and double glazed patio door all with country views and gives access to garden area to rear. Ceramic tiling to floor. Ceiling with three way spotlight unit. Carbon monoxide alarm fitted. Electric power points.

UPPER FLOOR

Upper landing gives access to all apartments and loft area. Ceiling has 4 way spotlight unit and smoke alarm. Front facing double glazed window aspect also with sea and country views. Built-in wall recess storage cupboard.

MASTER BEDROOM/BEDROOM 1 13'10 X 9'6 4.22M X 2.9M

Generous size double bedroom, bedroom 1 is south facing with double glazed window aspect with partial sea and country views. Built-in 2 door mirror wardrobe provides generous shelving and hanging. Ceiling with pendant light Wall mounted central heating radiator. Electric power points.

BEDROOM 2 9'6 X 9'3 2.9M X 2.82M

North facing double bedroom offers wonderful views of the surrounding countryside. Built-in 2 door wardrobe with shelving and hanging. Ceiling with pendant light, wall mounted central heating radiator. Electric power points.

BEDROOM 3 11' X 7' 3.35M X 2.13M

Also a double bedroom, bedroom 3 is west facing with partial sea and country views from double glazed window aspect. Built-in hanging closet. Ceiling with 3 way spotlight unit, central heating radiator, electric power points.

BATHROOM Luxury newly installed (March 2008) bathroom with three quarter tiled walls, with attractive ceramic tiling. Quality suite comprising of low level WC, pedestal wash hand basin and panel bath with over bath 'Trident T80SI'
Electric shower. West facing opaque double glazed aspect. Porcelain floor tiles, central heating radiator.

GARDEN GROUNDS Property is set within easily maintained garden grounds front of which is mainly laid to lawn with mono bloc paved path and mono bloc paved driveway to side. Mono bloc paved driveway and patio to side. Fence enclosed garden to rear being mainly laid to lawn with paved patio area. Garden shed has electrical power points and fluorescent tube light. Back garden has sun first thing in the morning all way through till sundown.

GARAGE Brick built free standing garage with aluminium up and over door.

TRAVEL DIRECTIONS From our office proceed opposite on Bellman's Close turning right into Gateside Street where left at the top of the road onto Moorburn Road take the next right into Holehouse Road and continue through the junction passing the school on your left hand side. Continue and turn left into Braeside Avenue where the property is located on your right hand side.

PRICE Offers over £199,950

REFERENCE L01101



FLOOR PLAN



Plan for Reference-do not scale

VALUATION

We offer a valuation service to you without cost or obligation. Please contact our office on 01475 672001.

MEASUREMENTS

The measurements within our details have been taken from wall to wall unless otherwise stated.

PROPERTY MISDESCRIPTIONS ACT

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the particulars should be independently verified by prospective buyers or tenants.

We have not tested the electrical or other appliances which may be within the property including, where applicable, central heating systems. Neither Colvin Houston Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

MORTGAGE ADVICE (Independent Mortgage Advisers)

Given the choice you will face when taking out a mortgage, doesn't it make sense to seek professional advice on probably the biggest financial commitment you are ever likely to make. We can introduce you to our Financial Adviser who, through

Independent Mortgage Advisers can help you find the most suitable mortgage for you from over 1000 mortgage schemes and from over 100 UK lenders, including some exclusive schemes.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Suitable security and adequate life cover may be required by the lender. As licensed credit brokers, written quotations are available on request.



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