



the location

Auchenmaid Drive is Positioned on an elevated site boasting panoramic views over Largs town and to the Firth of Clyde in the west, Largs itself offers excellent local shopping, restaurants, bars are on the property's doorstep and not forgetting the iconic Nardini's. There is also schooling at both primary and secondary levels. Those seeking social pursuits can find these within Vikingar, Kelburn Country Park, the ever popular Largs shorefront, an abundance of local golf courses to suit all levels and Largs Yacht Haven which offers access to the renowned sailing waters of the west coast.

Largs offers an ideal base to access all major road networks and is in close proximity to both international airports at Glasgow and Prestwick.

Train services are also available direct to Glasgow Central Station and destinations further afield.

McEwan Fraser Legal are delighted to offer for sale this three bedroom, semi detached villa presented to the market in fantastic condition throughout and located in Auchenmaid Drive which is particularly convenient for local schooling needs. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage can be adapted to meet individual purchasers needs and will comfortably provide for a growing family.



“...Largs itself offers excellent local shopping, restaurants, bars are on the property's doorstep and not forgetting the iconic Nardini's...”

the property

The immediately impressive formal lounge is spacious and allows for a range of furniture configurations. It is tastefully decorated with a feature gas fire and surround. This makes a great focal point in the room which is flooded with natural light via the large double glazed picture window formation which has STUNNING views over the Firth of Clyde and beyond. At the heart of this family home is the real versatility of space provided by way of the modern kitchen. This includes a good range of floor and wall mounted units with matching worktops, which provides a fashionable and efficient work-space. It further benefits from an integrated oven, gas hob and extractor hood making it ideal for the aspiring chef. The real Jewel of this property is the formation of a large sun room which extends to the rear of the property and can be accessed from both Kitchen and lounge making this the ideal property for entertaining. The rear garden grounds can also be accessed from here. The lower level is enhanced with a very handy downstairs WC with the additional benefit of a shower cubicle.

The upper level comprises of three well proportioned double bedrooms with the master and bedroom 3 offering views over the Firth of Clyde and front garden. Bedroom 2 having aspect over the rear garden however all benefiting from storage

cupboards. The family bathroom room can also be found on this level and consists 3-piece suite with shower over bath and completes the accommodation internally.

The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens, the rear garden in particular really something to behold. Great care and attention has been paid to the landscaping in the private and mature gardens and really is a true credit to the current owners. The meticulous design has something for everyone with patio section, section laid to lawn, and many more decorative features providing a private and safe environment for children.

This family home also includes both double glazing and gas central heating supplying the radiators, for additional warmth and comfort.



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the details

Approximate Dimensions (Taken from the widest point)

Lounge	6.30m (20'8") x 2.70m (8'10")
Kitchen	4.90m (16'1") x 3.10m (10'2")
Sun Room	4.70m (15'5") x 2.90m (9'6")
Master Bedroom	4.30m (14'1") x 2.60m (8'6")
Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.90m (6'3")
Shower Room	2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

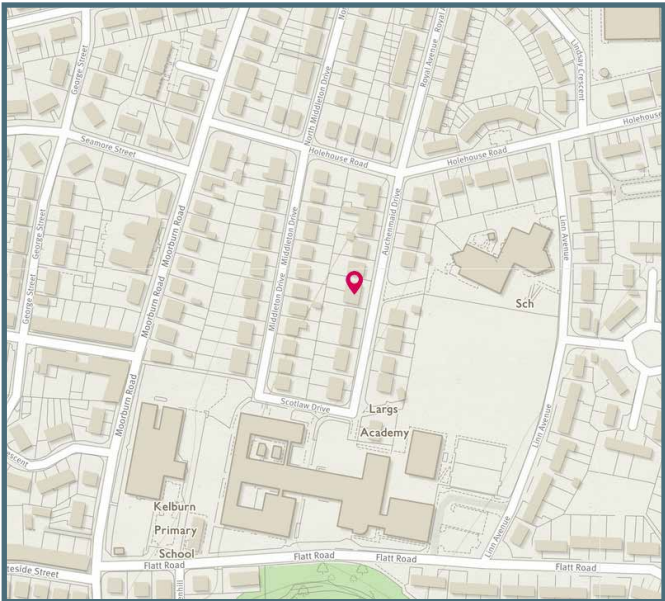
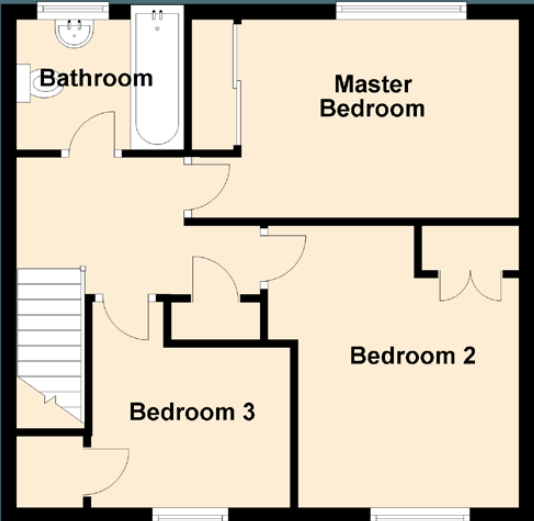
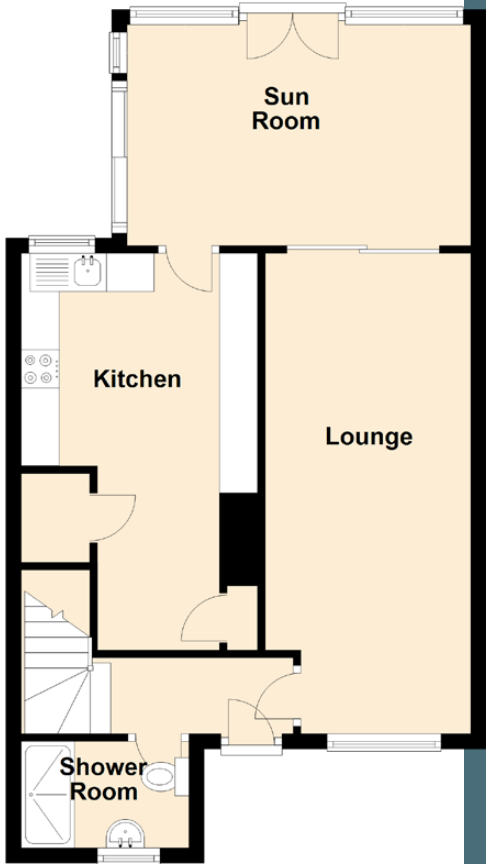


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