

6 Danefield Avenue

LARGS, NORTH AYRSHIRE, KA30 8RU



*A BEAUTIFULLY PRESENTED THREE
BEDROOM DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to bring to the market this striking three-bedroom, detached villa which will appeal to a wide variety of potential purchasers looking for their ideal home. In terms of location, layout, style and detail, the property can be adapted to meet each individual's needs and requirements. The owner has created a modern look and also inside this stunning home, you will find exceptional design and an inspired layout, over two levels that provides light-filled and spacious accommodation. The 'home' is offered to the market in true "walk-in" condition and is finished to an extremely high-standard throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first-class specification.

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A welcoming entrance hallway sets the tone and allows access to all rooms on this level. On the lower level you will find an immediately impressive formal lounge that boasts a beautiful outlook and feature fire and surround as its focal point. The kitchen has been beautifully installed with a quality range of floor and wall-mounted units with a striking worktop. It comes complete with a host of integrated appliances. There is a useful utility room come sun room thereafter. The perfect spot to grab your morning coffee. The separate dining area will be popular with all members of the family. A well-proportioned double bedroom can also be found on this level and is further enhanced with built in wardrobes - creating excellent storage space. The shower room completes the impressive accommodation in this level.





Sun Room





Dining Room





Bedroom 3







Journeying upstairs where the crisp and contemporary styling continues, you will discover a further two bright and airy well-appointed bedrooms. Both of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is further complemented with an impressive en-suite.

There are stunning views, from all of the front windows, including both upstairs bedrooms.

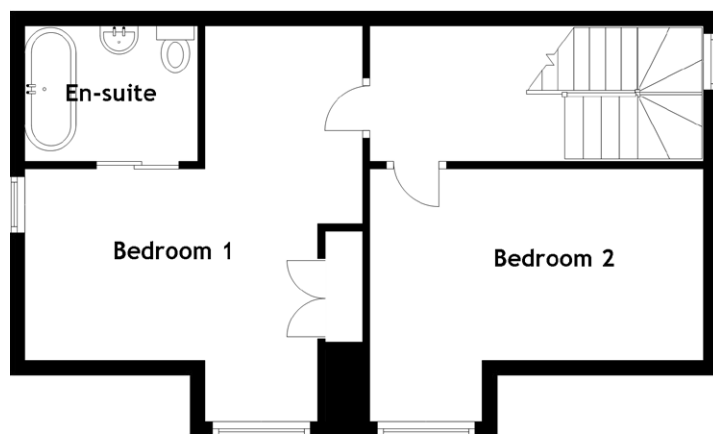
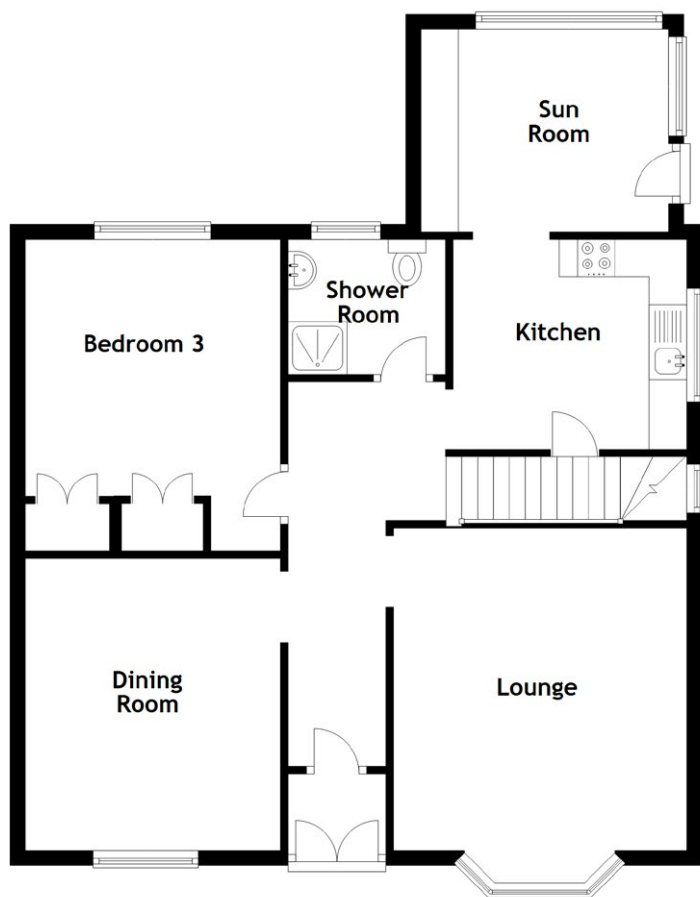




Bedroom 1







Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Dining Room	3.90m (12'9") x 3.40m (11'2")
Kitchen	3.11m (10'3") x 2.80m (9'2")
Sun Room	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	4.15m (13'8") x 3.40m (11'2")
Shower Room	2.10m (6'11") x 1.80m (5'11")
Bedroom 1	5.10m (16'9") x 4.50m (14'9")
En-suite	2.30m (7'7") x 1.80m (5'11")
Bedroom 2	4.45m (14'7") x 3.50m (11'6")

Gross internal floor area (m²): 124m²

EPC Rating: D



Externally, there are private garden grounds with a detached garage to the side of the property which can be accessed via super stylish double-glazed French doors. Off-road parking is provided for a number of vehicles.

The garden grounds are a sheer delight, especially in summer months. Great care and attention has been paid to the landscaping in the gardens and has been designed for ease of maintenance. There is a charming stream that flows along the back of the garden. The high specifications of this family home also include; gas central heating and double-glazing, to ensure a warm yet cost-effective way of living all year round.

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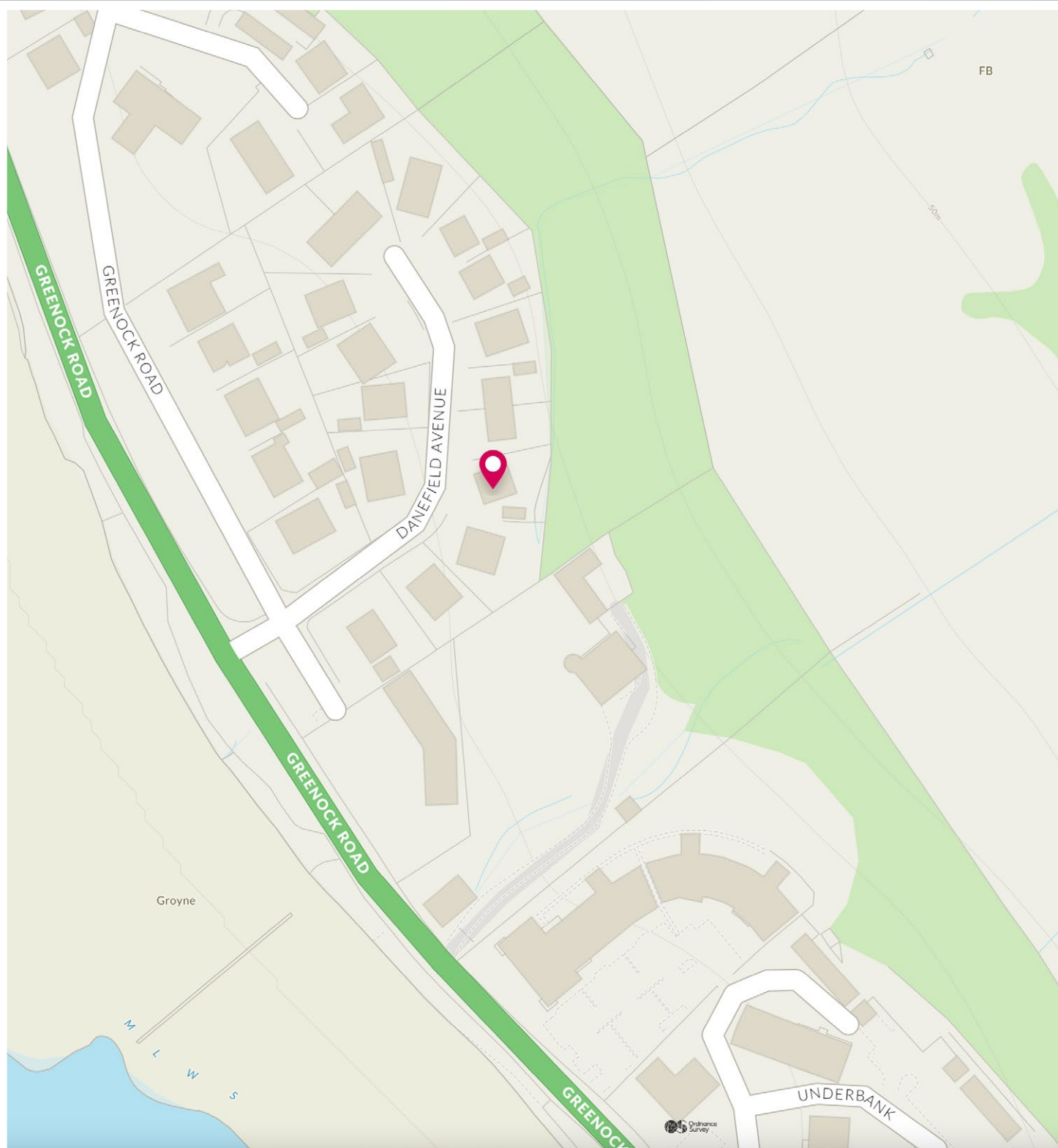




For many years, Largs has proved to be one of Scotland's most desirable towns in which to locate, due to its natural landscape with a magnificent coastline, taking in the breathtaking sights of Arran, Bute and Cumbrae to the west and the spectacular backdrop of the countryside to the east.

Popular with all ages, providing excellent shopping, cafes, bars and restaurants with the world-famous Nardini's, a marina, golf courses and high performing schools. Largs is in that enviable position of offering everything you could need. With its proximity to Glasgow Airport, Prestwick Airport and Glasgow City Centre. Largs is also an ideal commute to Glasgow and, by air, nationwide.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Text and description
DIANE KERR
Area Manager



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CRAIG DEMPSTER
Photographer



Layout graphics and design
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Designer

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