

16 Holehouse Road

LARGS, KA30 9JH



Charming three bedroom semi-detached villa for sale, beautiful garden and sea views



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We are delighted to introduce to the market this spacious three bedroom semi-detached villa situated within the popular coastal town of Largs. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a growing family. It offers the very real possibility to further extend (subject to obtaining the necessary consents) to the rear of the property. A further appeal is the well-maintained gardens. The garden to the rear of the property is the perfect place to unwind and is popular in the summer months when entertaining friends and family.

THE LOUNGE



A hallway entrance allows access to all apartments on the ground level. The lounge has a very cosy feel to it, with a feature wall and a glorious bay style window.

The open plan dining area is flooded with natural light from the picture window to the back aspect with plenty of space for various furniture configurations, and beautiful views of the garden.

THE DINING ROOM



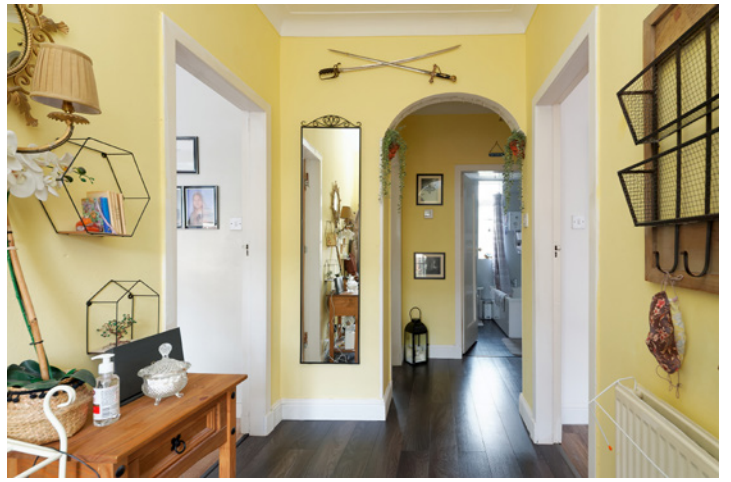
THE KITCHEN



A fully fitted kitchen includes a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It also benefits from integrated appliances such as an oven, hob and extractor hood. There is space within this zone for a freestanding fridge freezer, washing machine and tumble dryer. Finally, a beautiful sunroom which is situated just off the kitchen completes the utilities on the ground floor.

THE SUN ROOM





The family bathroom on the ground floor has been recently upgraded and with beautiful smoke tiles, it has a very relaxing feel to it.

All bedrooms in this charming property are very generous in size and offer plenty of space for free standing furniture.

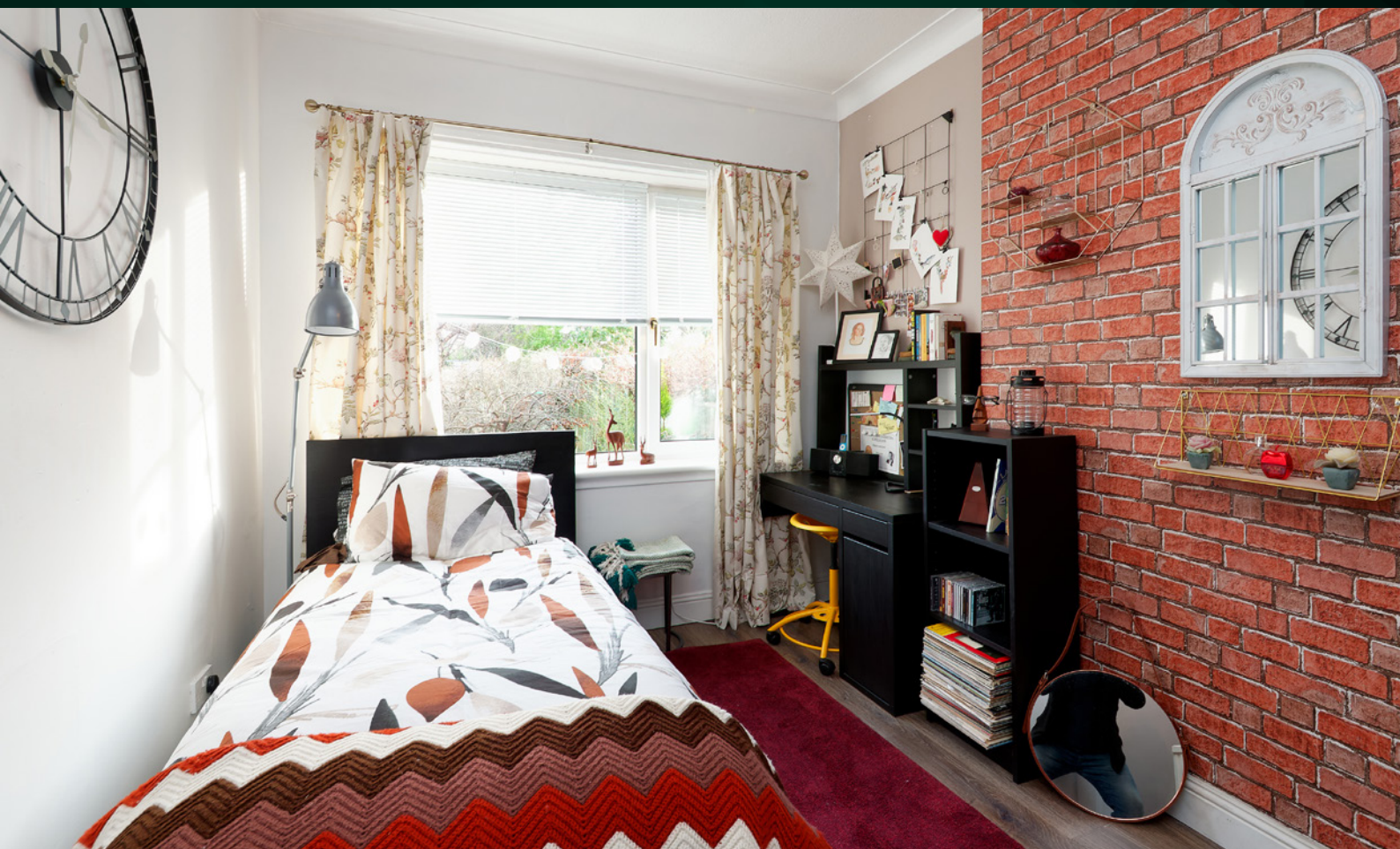
THE BATHROOM



BEDROOM 1



BEDROOM 2



The upper level consists of a large room and a further smaller bedroom. There is a true abundance of space in this part of the house. The main room can be transformed into a number of things such as a 'family room', study or 'hot office' for those requiring working from home arrangements. This could also be used as a studio or even further accommodation. The handy WC completes the accommodation on this level.

THE FAMILY ROOM & WC



BEDROOM 3



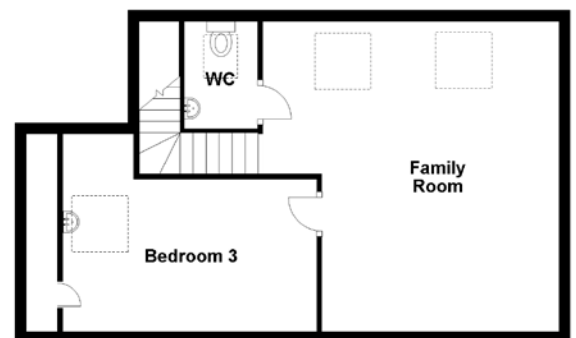
Externally there are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for up to three vehicles and a good-sized garage. The rear garden is fully enclosed which provides a safe environment for children. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

A great deal of care has been taken by the current owner to make this house a home, early viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

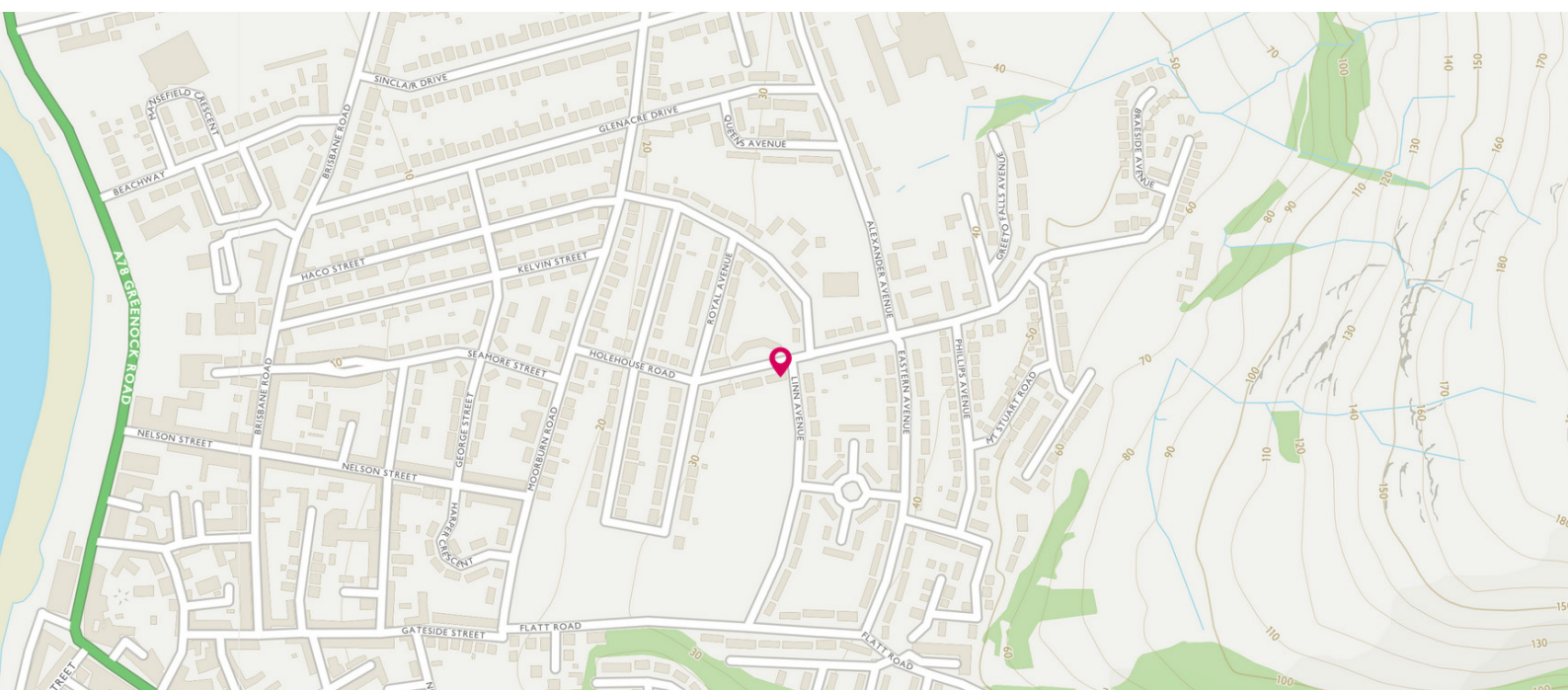


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.50m (14'9")
Dining Room	4.00m (13'1") x 3.30m (10'10")
Kitchen	4.00m (13'1") x 2.60m (8'6")
Sun Room	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.50m (8'2") x 1.45m (4'9")
Bedroom 1	4.00m (13'1") x 3.95m (13')

Bedroom 2	3.85m (12'8") x 2.70m (8'10")
Family Room	5.50m (18'1") x 5.25m (17'3")
WC	1.90m (6'3") x 1.30m (4'3")
Bedroom 3	4.50m (14'9") x 3.50m (11'6")
Garage	5.15m (16'11") x 2.80m (9'2")

Gross internal floor area (m²): 126m²
EPC Rating: E



THE LOCATION

Largs is a town on the Firth of Clyde in North Ayrshire, Scotland, about 33 miles from Glasgow. The original name means “the slopes” in Scottish Gaelic. A popular seaside resort with a pier, the town markets itself on its historic links with the Vikings and an annual festival is held each year in early September.





It offers excellent local shopping and restaurants, there are also plenty of bars within a short distance of the property, 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.



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