



**Viewings by appointment
on 0131-240 2263**

8 Douglas Place, Largs, KA30 8PU

Spacious 2-bedroom lower villa

**THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA**



PROPERTY DESCRIPTION

Deceptively spacious lower conversion of an extended traditional detached villa occupying a quiet cul-de-sac in the village of Largs, North Ayrshire.

The property comprises a lounge, sitting room, dining room, kitchen, utility room, two double bedrooms, cloakroom and bathroom.

Externally, the property benefits from a shared level garden ground with lawn and drying area to the rear. There is also courtyard style parking facilities.

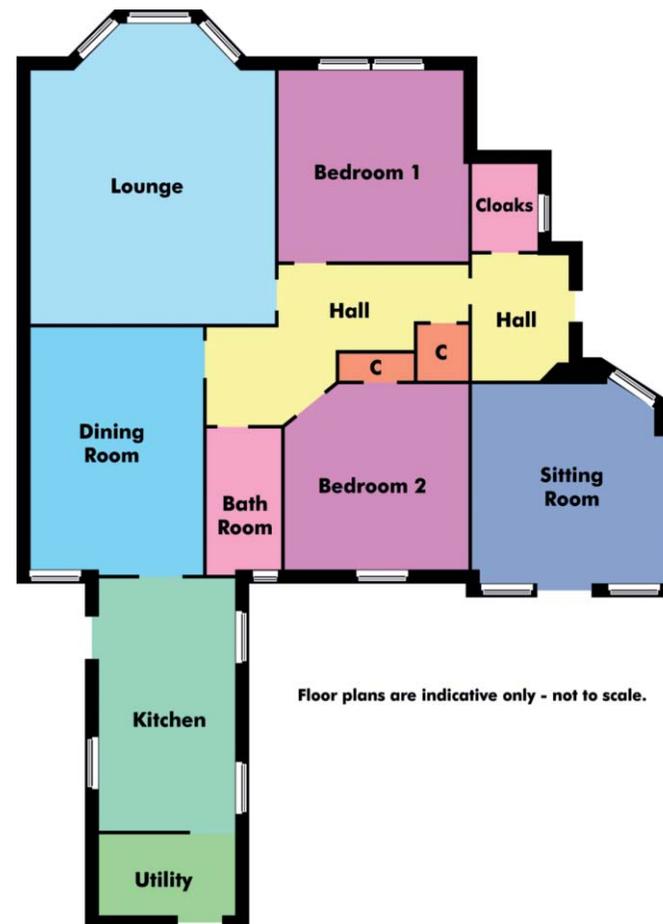
Features include a generous layout throughout, double glazing, gas central heating, a fitted kitchen and excellent storage space.

The property enters to a welcoming hallway which leads to the bright and spacious lounge with bay window and period cornicework. The dining room and sitting room are both good sized, with the latter leading to the rear garden.

The kitchen is fitted with a range of antique pine style floor standing and wall mounted units providing storage space. Features include complementary work surfaces, inset five ring stainless steel gas hob with overhead extractor hood and built in under oven. The utility room houses the washing machine and provides additional storage space.

The master bedroom benefits from excellent storage, with full length built in wardrobes providing shelved and hanging space. Bedroom two is also a double room and is situated to the rear.

The bathroom is fitted with a three piece suite incorporating electric shower and screen to bath - ceramic tiled walls. The cloakroom has a two-piece white suite installed.



AREA DESCRIPTION

The town of Largs offers an excellent range of facilities and amenities including a good choice of shops and a supermarket. There is also easy access to a wide range of cafes and restaurants. There is a host of social and recreational pursuits close by including riding, cycling, golf, sailing and water sports.

Largs offers schooling at both primary and secondary levels and provides ease of access to major road networks. The town is in close proximity to both international airports at Glasgow and Prestwick. Train services are also available direct to Glasgow Central Station and beyond.



EPC RATING- D

OFFERS

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131-240 2263 Fax 0131-240 2246
E-mail: properties@cofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

The Church of Scotland Housing and Loan Fund Scottish Charity
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