



**31 Chapelton Way**  
Largs, KA30 8RF

**Offers over £265,000**





## 31 Chapelton Way

, Largs, KA30 8RF

Situated in the ever popular 'Glen' area in the north side of the town of Largs. Set in a cul-de-sac this large detached villa has an attached garage and driveway and will make a lovely family home. The back garden leads to a good sized kitchen, that leads to a dining area and then on to the living room, there is an opportunity to redesign these areas. In the hallway there is a handy downstairs cloakroom. On the half landing a bedroom with two further double bedrooms upstairs along with a family bathroom. This home offers great storage throughout. Both front and back gardens are planted with mature shrubs and trees. The back garden is south facing and the grassed front garden opens on to a communal path which leads to a pathway walk by the Noodleburn. Largs offers good transport links and has a range of shops, cafes and restaurants. Largs Campus is close by. Early viewing recommended.

### Kitchen

13'7 x 11'2 (4.14m x 3.40m )

### Dining Room

13'3 x 10'0 (4.04m x 3.05m)

### Living Room

17'10 x 11'9 (5.44m x 3.58m)

### Hallway

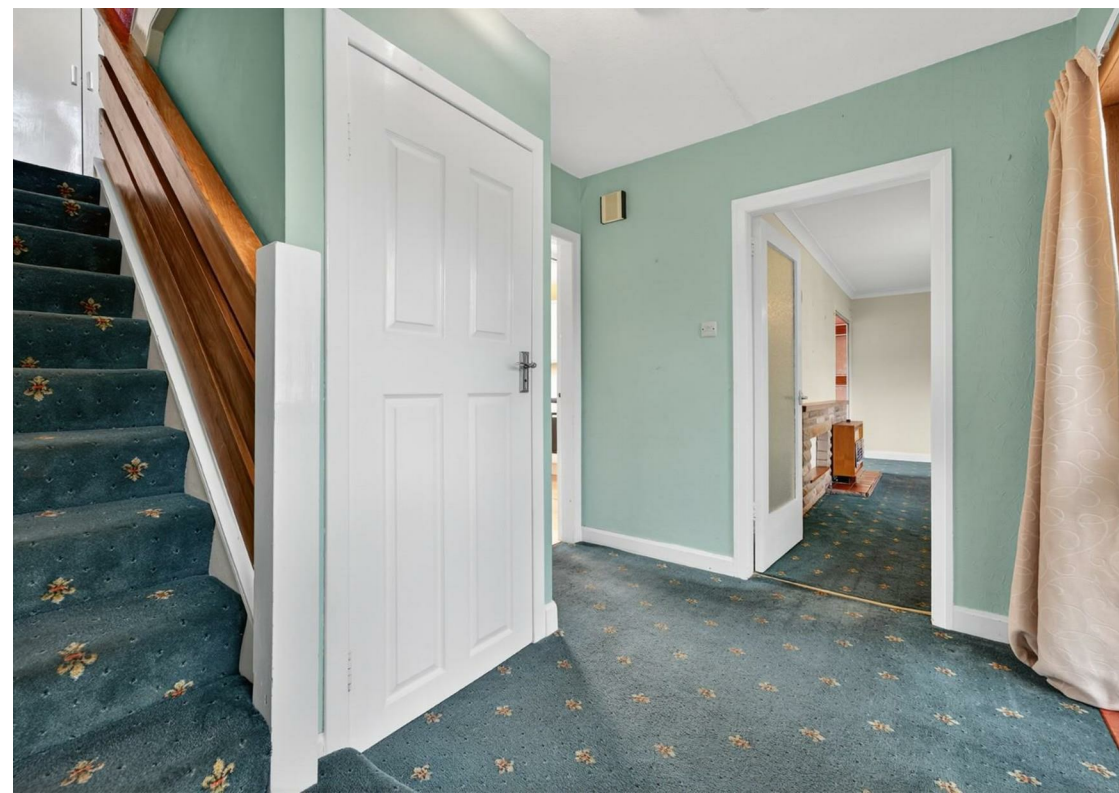
10'0 x 8'0 (3.05m x 2.44m)

### Cloakroom

6'0 x 2'8 (1.83m x 0.81m)

### Landing

6'4 x 3'3 and 17'8 x 8'9 (1.93m x 0.99m and 5.38m x 2.67m )







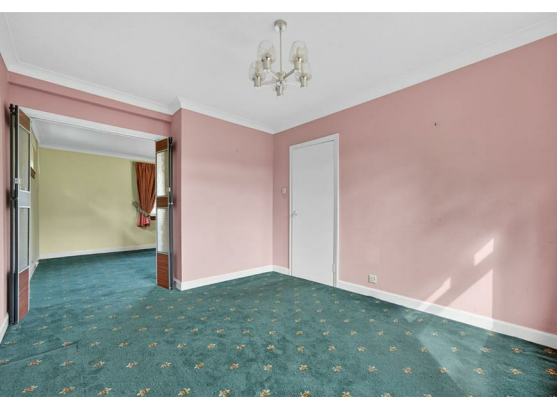
**Bedroom 1**  
17'9 x 9'9 (5.41m x 2.97m)

**Bedroom 2**  
12'3 x 12'0 (3.73m x 3.66m)

**Bedroom 3**  
12'3 x 9'5 (3.73m x 2.87m)

**Bathroom**  
9'0 6'5 (2.74m 1.96m )

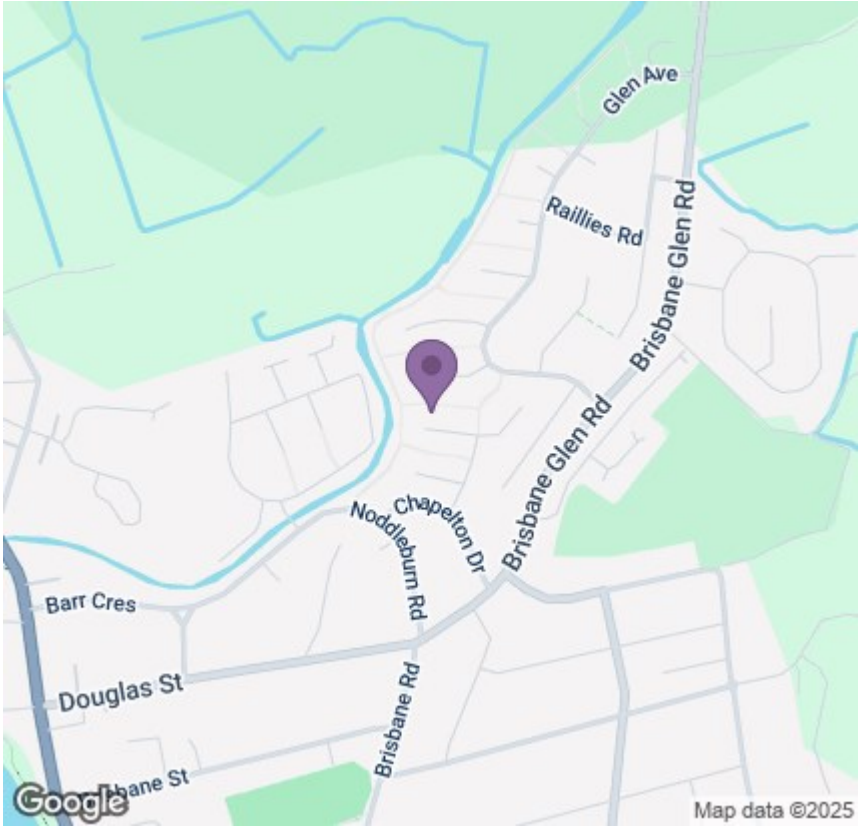
**Outside**



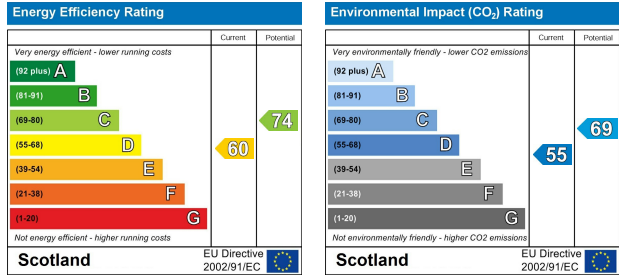
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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