

36 Linn Avenue

, Largs, KA30 9JT

REDUCED!! OFFERS OVER £150,000

(£10,000 BELOW HOME REPORT VALUATION)

Situated on a spacious corner plot, 36 Linn Avenue is a generous sized home that will appeal to a wide sector of the market including the first time buyer or families alike.

With fantastic and uninterrupted sea views from the master bedroom and stunning hill views, the extremely spacious accommodation close to Largs Campus consists of hall, living room, dining kitchen, rear porch, three double bedrooms and bathroom. There is double glazing and gas central heating throughout and an attic for possible extension.

The corner plot ensures a great area to enjoy outdoor living whether it be for children to play out in the enclosed front and back garden or to entertain with family and friends. This super semi detached property has an abundance of room for relaxation and personal space for all the family to enjoy.

Largs is known for its picturesque coastal views and vibrant community, offering a range of local amenities, including shops, schools, and recreational facilities. This property is well-positioned to take advantage of the beautiful surroundings, with the stunning coastline just a short stroll away.

EPC = D NEW BOILER INSTALLED IN 2024 COUNCIL TAX BAND = B

























Hall

 $14'9 \times 6'7$ and $6'7 \times 3'0$ (4.50m x 2.01m and 2.01m x 0.91m)

Living room 16'1 x 11'2 (4.90m x 3.40m)

Dining kitchen 12'3 x 9'2 (3.73m x 2.79m)

Bedroom One 14'5 x 10'0 (4.39m x 3.05m)

Bedroom Two 12'2 x 9'3 (3.71m x 2.82m)

Bedroom Three 10'9 x 10'4 (3.28m x 3.15m)

Bathroom 6'6 x 5'9 (1.98m x 1.75m)

Back porch 9'4 x 3'3 (2.84m x 0.99m)

Outside

Floor Plan

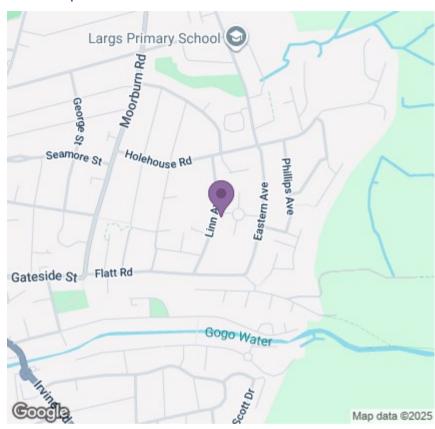
Ground Floor



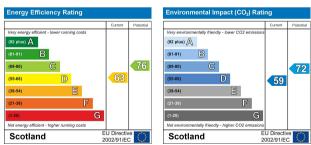
Viewing

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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.