



38 DONALD WYND, LARGS, KA30 8TH

 5 BED  2 BATH  2 PUBLIC



38 Donald Wynd is an immaculate modern, detached, executive villa located in this established residential development on the north side of Largs constructed by the popular builder Mactaggart and Mickel. The property is presented in truly walk in condition, ideal for the family market and benefits from a fabulous garden room extension to the rear. The accommodation comprises reception hall, formal lounge, WC/cloakroom, modern kitchen laid on an open plan basis to a family living room, utility room, garden room, upper landing, four double bedrooms, with the master having an en suite shower room, and a family bathroom. The property further benefits from a detached double garage with remote controlled door and ample monobloc driveway parking. There are front and rear landscaped gardens. The property is within easy reach of the seafront promenade, centre of town, Largs Educational Campus and Inverclyde Sports Facility. Largs itself is a highly regarded seaside resort on the Firth of Clyde, offering a wide range of local amenities including shops, cafes, restaurants, excellent schooling, and leisure facilities, as well as strong road and rail links for commuting to Glasgow and beyond.

In more detail, the accommodation on offer comprises a reception hallway with engineered hardwood flooring giving access to a WC/cloakroom. The hall opens to a bright front facing formal lounge with a feature log effect living flame gas fire at its focal point. To the rear of the reception hall is a modern kitchen, fitted with a range of wall and base mounted units with polished stone work surfaces, breakfast bar and integrated appliances to include a five burner gas hob, double oven, larder fridge, dishwasher, and Belfast sink. There is a freestanding freezer which may be included in the sale. A door to the rear of the kitchen opens to a utility room, plumbed for a washing machine with doorway access to the rear gardens. The kitchen is laid on an open plan basis to an informal family living area, which in turn gives access to an attractive garden room with a set of full width bi-fold doors opening onto the rear gardens. High quality Amtico flooring has been laid in the kitchen, garden room, and family room. A further room which could form a living/bedroom or home office completes the accommodation on the ground floor. On the upper landing, there are four double bedrooms, three with built in wardrobe storage. The master bedroom has an en suite shower room fitted with a three piece suite to include WC, wash hand basin, and thermostatic shower. The family bathroom is fitted with a four piece suite to include WC, wash hand basin, bath and separate shower cubicle.

In addition to the above, the property has double glazing, gas central heating, burglar alarm and ample monobloc driveway parking to the front giving access to a spacious detached double garage equipped with power, light and remote control door. The property has landscaped front and rear gardens. The rear gardens are enclosed, with a paved terrace, feature lighting, lawn and beds planted with seasonal shrubs and flowers.



KEY FEATURES



Detached executive villa



Walk in condition



Four Double Bedrooms



Driveway parking & double garage



Master bedroom with en-suite shower room



Within easy reach of the seafront promenade



ENERGY RATING: C

COUNCIL TAX: G

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



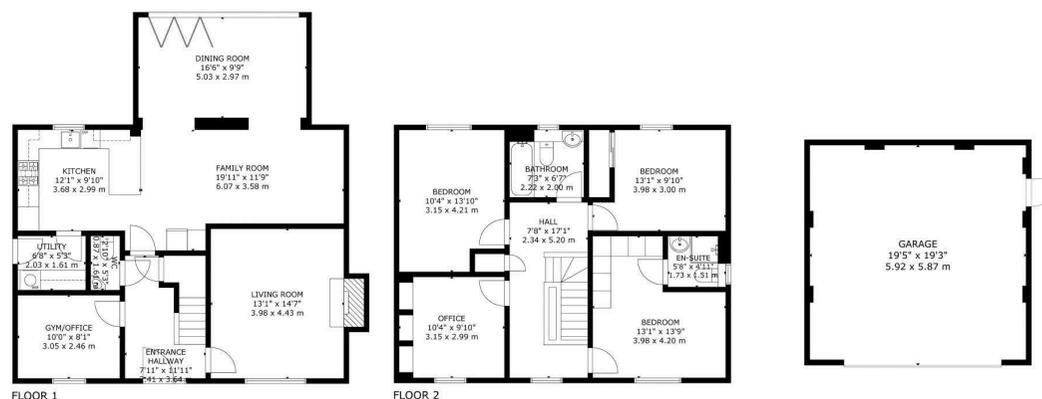
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GROSS INTERNAL AREA
TOTAL: 156 m²/1656 sq.ft.
FLOOR 1: 89 m²/962 sq.ft. FLOOR 2: 72 m²/771 sq.ft. FLOOR 3:
34m²/365 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.