



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**9 CAIRNGORM DRIVE
LARNE BT40 2AN**



**A WELL MAINTAINED THREE BEDROOM MID
TERRACE PROPERTY**

PRICE: O.I.R.O. £83,000

VIEWING: By appointment

www.jamcclelland.com



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

Accommodation

ENTRANCE PORCH:- Entrance via part double glazed PVC front door, leading to the reception room.

LIVING ROOM:- 18'6 x 12'9

Fireplace with electric fire inset, television point, staircase to first floor and connecting door to kitchen.

KITCHEN:- 18'6 x 9'9

Fitted kitchen suite with range of high and low level units, integral appliances to include ceramic hob and oven, space for casual dining and door to rear yard.

First floor accommodation

BEDROOM 1:- 10'10 x 9'6 (into slide robes)

BEDROOM 2:- 10'7 x 9'9

With built in shelved cupboard.

BEDROOM 3:- 8'4 x 7'9

BATHROOM:- Shower cubicle, wash hand basin, wc, tiled floor and walls.

OIL FIRED CENTRAL HEATING



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