

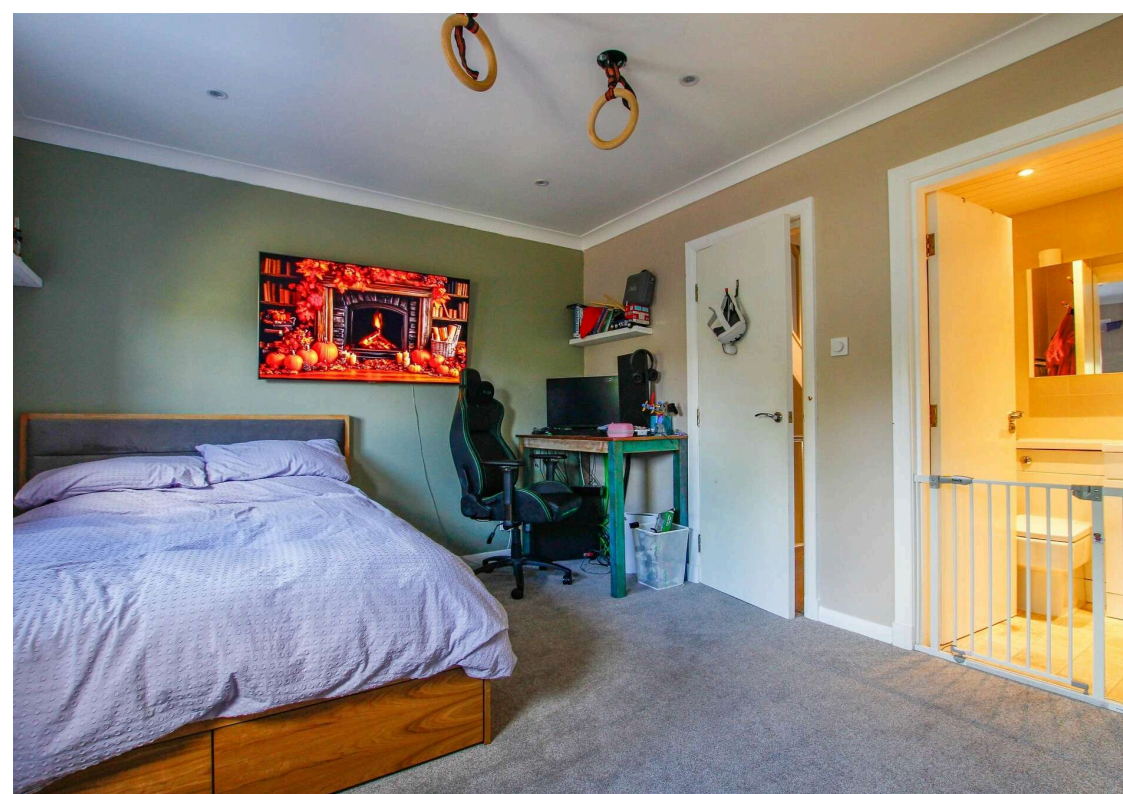


Townhouse

83 Curlinghall, Largs, KA30 8LB
Offers Over £249,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



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SITUATION

Located in a popular development near the shoreline and close to Largs town centre, 83 Curlinghall is a well-maintained townhouse that appeals to a wide range of buyers.

The entrance vestibule leads into a reception hallway, which includes a large storage cupboard, a WC/cloakroom, and an under-stair utility area for a washing machine and tumble dryer. The hallway connects to a spacious dining kitchen, equipped with high-quality integrated Bosch appliances, including a full-height fridge, double oven/microwave, and dishwasher, as well as a full-height Neff freezer, induction hob, and extractor fan. French doors from the kitchen open to a conservatory, providing access to an enclosed courtyard with a deck and paved terrace.

On the first floor, you'll find a bright lounge with sliding patio doors leading to a Paris balcony, offering views of the Firth of Clyde. The main bedroom includes built-in wardrobe storage and a refitted three-piece ensuite shower room.

The upper landing has three additional bedrooms and a refitted bathroom with a three-piece suite, including a WC, wash hand basin, and a bath with an over-bath thermostatic shower.

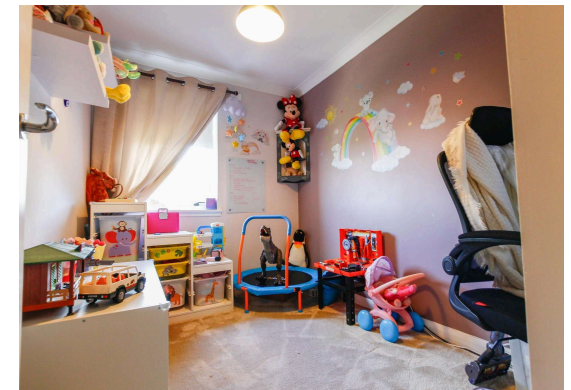
Additional features include double glazing, gas central heating, and driveway parking that leads to an integral garage with power and light. This property is ideal for families or professionals looking for a modern home in a convenient location near amenities and transport links.

ROOM DIMENSIONS

Lounge	4.65 m x 4.65 m / 15'3" x 15'3"
Kitchen/Diner	3.43 m x 4.65 m / 11'3" x 15'3"
Bedroom 1	3.51 m x 4.65 m / 11'6" x 15'3"
Ensuite	1.42 m x 2.11 m / 4'8" x 6'11"
Bedroom 2	3.38 m x 4.65 m / 11'1" x 15'3"
Bedroom 3	4.04 m x 2.57 m / 13'3" x 8'5"
Bedroom 4	2.87 m x 2.13 m / 9'5" x 7'0"
Bathroom	1.88 m x 2.29 m / 6'2" x 7'6"
Garage	4.65 m x 2.01 m / 15'3" x 6'7"
Cloakroom	1.24 m x 2.01 m / 4'1" x 6'7"

BURDENS

The property is in Band H of the Council Tax.



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PRICE

Offers Over £249,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

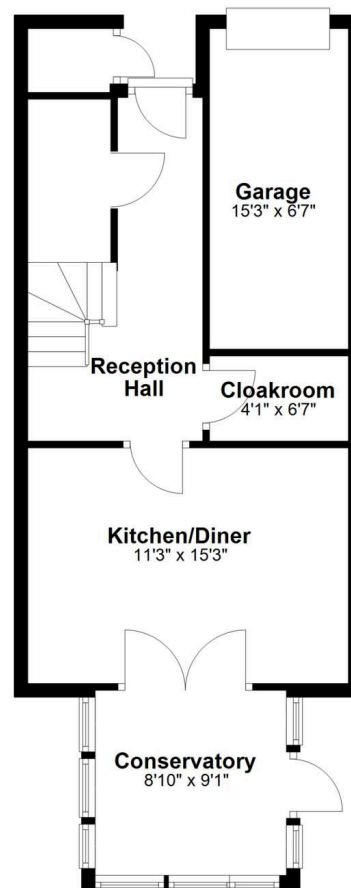
EPC RATING

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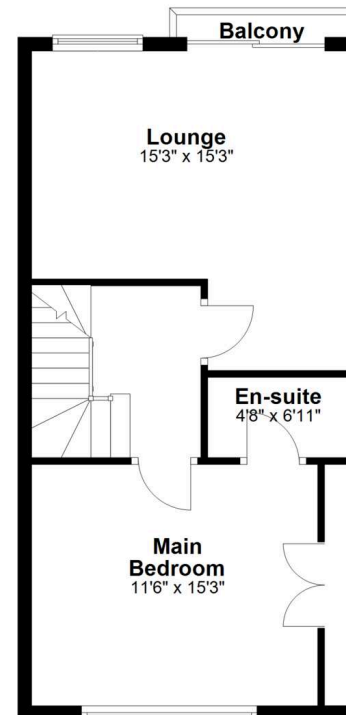
NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.

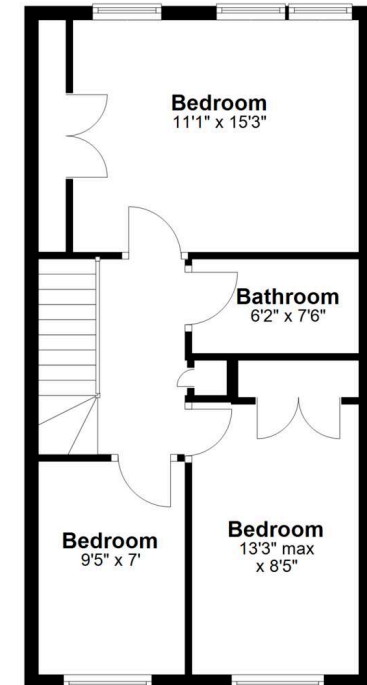
Ground Floor



First Floor



Second Floor



espc

Ref:
E484079

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 guaranteed. 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 services 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.

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