



G/R, 49 NELSON STREET, LARGS, KA30 9AA

1 BED

1 BATH

1 PUBLIC

Centrally located within a quarter of a mile from the centre of Largs with its wide range of amenities and presented in good internal and external condition, 49 Nelson Street is a ground floor apartment in this traditional tenement building. The property has accommodation to include reception hallway, lounge, kitchen, double bedroom and bathroom with shower.

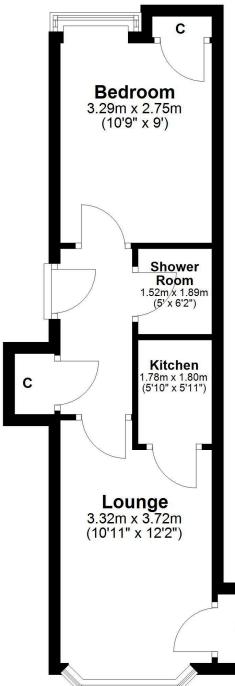
In detail the accommodation comprises a well maintained communal entrance hallway. Upon entering, a reception hallway with storage cupboard opens to a front facing lounge which gives access to the kitchen featuring an integrated electric oven, hob and freestanding washing machine, there is also a freestanding fridge freezer that may be included in the sale. The property has a rear facing double bedroom with built in storage space. The bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with shower.

In addition to the above the property has double glazing, gas central heating and a well maintained communal drying green to the rear of the building.

ENERGY RATING: D

COUNCIL TAX: A

### Ground Floor



Total area: approx. 35.8 sq. metres (385.6 sq. feet)

49 Nelson Street, Largs



### 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.



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