



2/L, 11 KELBURN COURT, LARGS, KA30 8HN

 1 BED  1 BATH  1 PUBLIC

Located in the more modern section of apartments on the south side of Largs, well placed for ease of access to the seafront and with the centre of town with its wide range of amenities also within easy reach, 2L, 11 Kelburn Court is an immaculate top floor flat that is presented to the market in walk in condition.

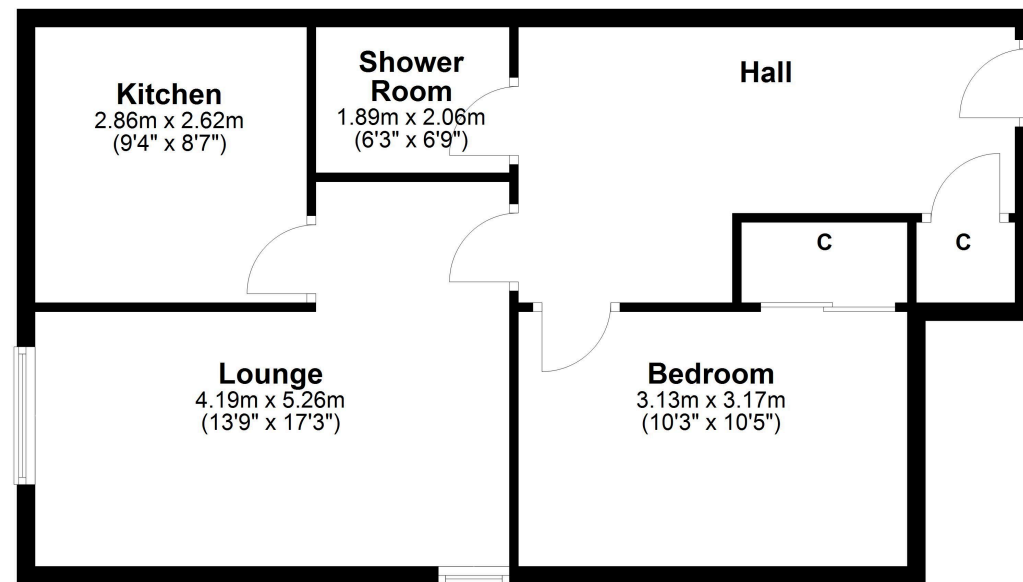
In detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system giving stairway access to the apartment. Upon entering, a broad welcoming reception hallway gives access to a bright, spacious lounge with double window aspect giving excellent views over the surrounding hills. The kitchen is fitted with a range of wall and base units with integrated induction hob, oven and extractor. The freestanding fridge/freezer and washing machine may be included in the sale. The apartment has a double bedroom with built in wardrobes and mirrored doors. The shower room is fitted with a modern three piece suite to include WC, wash hand basin with vanity unit and shower cubicle with electric shower. The property has the advantage of sole access to a spacious loft ideal for any storage requirement.

In addition to the above the property has triple glazing, electric heating and ample private residents parking within the grounds of the development.

ENERGY RATING: E

COUNCIL TAX: C

Second Floor



Total area: approx. 53.3 sq. metres (573.2 sq. feet)

2L 11 Kelburn Court, 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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