



46 CURLINGHALL, LARGS, KA30 8LA

 2 BED  2 BATH  1 PUBLIC

Located in this popular development of modern apartments, just yards from the shoreline and within easy reach of the centre of Largs with its many amenities, Curlinghall is an immaculate ground-floor apartment that will suit clients of all age ranges.

The accommodation comprises a common entrance vestibule, accessed via a security entry phone system, which leads to an inner hallway with a storage cupboard. The hallway opens into a bright lounge that flows through to a modern fitted kitchen with integrated appliances including a gas hob, electric oven and extractor hood. The property is also plumbed for a washing machine.

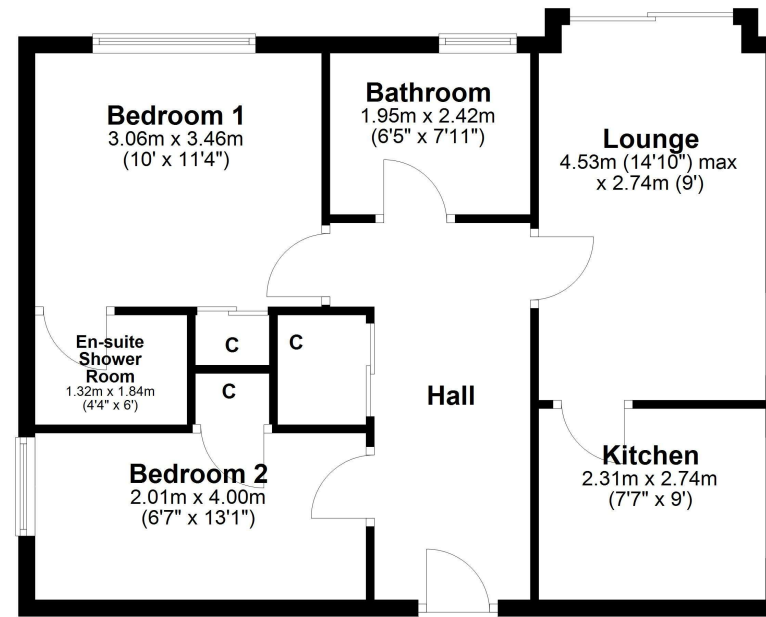
There are two bedrooms, both with built-in wardrobe storage and the master bedroom also benefits from an ensuite shower room. The bathroom is fitted with a modern three-piece suite including a WC, wash basin, and bath.

In addition, the property has double glazing and gas central heating. It is one of the only blocks in Curlinghall to be fitted with gas central heating. There is communal parking within the grounds of the development.

ENERGY RATING: C

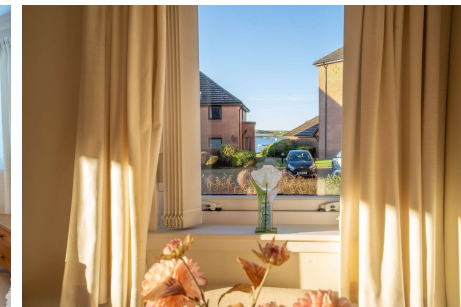
COUNCIL TAX: E

Ground Floor



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

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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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