



2L 1 SANDRINGHAM, LARGS, KA30 8BT

 1 BED  1 BATH  1 PUBLIC

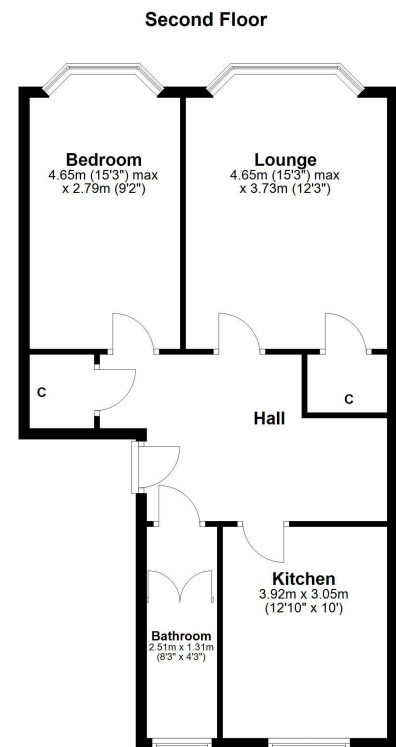
Located in this ever popular development of traditional red sandstone apartments adjacent to the shoreline and within a few hundred yards of the town centre with its wide range of amenities, train and bus terminals, 2L, 1 Sandringham is a second floor apartment ideal for clients of all age ranges. The property does require a degree of modernisation and upgrade but enjoys excellent views of the Firth of Clyde, Cumbrae and Arran to the south and west from the bay window in the lounge and the bedroom. With the relevant planning permissions and consents similar flats within the development have been converted to form two bedroom apartments if preferred.

In more detail the accommodation on offer comprises communal entrance hallway entered via secure entry phone system. Upon entering, a broad reception hallway gives access to all rooms. There is a front facing lounge with a walk in bay window . The lounge has excellent water views. The kitchen is rear facing and of dining sized proportion. Both the kitchen, hall and lounge have space that formed the original bed recesses which allow for development of the property to reconfigure the internal layout if required. The bedroom is front facing with excellent water views and the bathroom rear facing and fitted with a three piece suite to include WC, wash hand basin and bath.

In addition to the above the property has double glazing and a communal drying green to the rear of the development.

ENERGY RATING: E

COUNCIL TAX: C



Total area: approx. 66.8 sq. metres (718.5 sq. feet)  
2L 1 Sandringham, 3 Gogo 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.



## GET IN TOUCH



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