



**3A Burnlea Road, Largs**

**Fixed Price £285,000**









## Floor Plan

Floor area 108.5 sq.m. (1,168 sq.ft.)

**Total floor area: 108.5 sq.m. (1,168 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\* RARELY AVAILABLE UPPER APARTMENT \* ABSOLUTE TURNKEY CONDITION \* FOUR LARGE BEDROOMS \* BRICK BUILT SUMMER HOUSE \* STUNNING HOME \*\***

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 3a Burnlea Road. This stunning property features four large bedrooms, a family lounge which simply oozes style and sophistication and a fitted kitchen which is simply pristine. The property is situated in the seaside town of Largs, which has a wide a range of local amenities and transport options. The lounge, with its' plethora of period features offers a traditional breath of fresh air with its ornate cornicing, picture rail and ceiling rose combined with the picturesque bay window. This spacious room provides the perfect backdrop to many furniture configurations.

Moving through the property will bring you to the fully fitted kitchen. The kitchen has dove white wall and base mounted cabinetry offering plenty of storage space and there are lovely coordinating granite effect countertops. It also features integrated appliances including a fridge, oven and hob plus the sparkling white composite sink.

Closeby, there is a versatile mezzanine, accessed via a short staircase. This area is ideal for a multitude of uses; currently a home office for our clients.

Conveniently placed is the three-piece family shower room which is partially tile. This pristine shower room has muted cream and off-white tones with a large walk-in shower cubicle, W.C. and a wash hand basin.

The remaining rooms consist of the four bedrooms and family bathroom. All four bedrooms are generously proportioned, with bedroom one featuring masses of cupboard space. All bedrooms are beautifully presented and have large picture windows. The three-piece bathroom is partially tiled with neutral décor, and includes bathroom, W.C., wash hand basin and bath with overhead shower.

Externally, there is a paved patio area to the front of the property and benefits from a charming outlook. To the rear, there is a monoblocked patio area with drying space. There is also a stone built summerhouse which will provide a multitude of potential uses. The summerhouse features heating and lighting. The property further benefits from gas central heating, double glazing throughout and a recently replaced boiler.

Living in the seaside town of Largs offers a unique coastal lifestyle with a host of benefits. Nestled on the stunning Firth of Clyde, Largs provides residents with breathtaking sea views, picturesque sunsets, and a relaxed, laid-back atmosphere. The town is well-known for its beautiful sandy beaches, making it an ideal location for water sports and leisurely strolls. Largs boasts a vibrant community, with a range of local shops, restaurants, and cafes, making it easy to enjoy a delicious meal or coffee with friends while taking in the serene surroundings. With excellent transport links, including a regular ferry service to the nearby islands, Largs offers both a peaceful escape and easy access to the amenities of larger cities like Glasgow.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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