



## 3 Morris Street

Largs, KA30 9HR

**Offers over £42,000**



Patch Property offers to the market this rarely available 1 bedroom ground floor flat situated within a traditional tenement building located in the popular coastal Town of Largs, North Ayrshire.

Accommodation comprises, kitchen/lounge, double bedroom and bathroom.

Early Viewing Advised!!



A charming ONE BEDROOM TRADITIONAL FLAT perfectly situated to enjoy Largs Seafront which is a short walk away. There are excellent amenities close by including shops, restaurants, bars and ferry links to Millport. The train station is a short walk away. This property will appeal to a variety of buyers, therefore an early inspection is recommended to avoid disappointment.

The accommodation on offer comprises, welcoming reception hallway. The kitchen/lounge is fitted with base units providing storage with window formation to the rear of the property.

The generous sized, and well appointed double bedroom overlooks rear of property. Completing this must see property is the modern wet-walled shower room with WC/vanity unit with wash hand basin and shower cubicle.

#### Glazing

This property benefits from Double Glazing.

#### Heating

This property benefits from Gas Central Heating.

#### Gardens

This property benefits from Communal Rear Garden.

#### Accommodation Sizes (All sizes are approximate)

Kitchen/Lounge 4.6m x 3.5m

Double Bedroom 3.5m x 3m

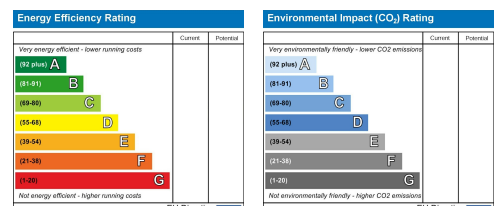
Shower Room 2.5m x 1.2m

#### Area

Largs is a popular seaside town offering regular daily sailings to the popular Isle of Cumbrae. It provides a wealth of local amenities including supermarkets, local shops, and restaurants. The train station provides rail links towards Glasgow and there are regular bus links to surrounding Towns.

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### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.