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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Maisonette House
Crawford House, 8 Crawford Street, LARGS, KA30 8DH
Offers Over £250,000



rightmove

nTheMarket

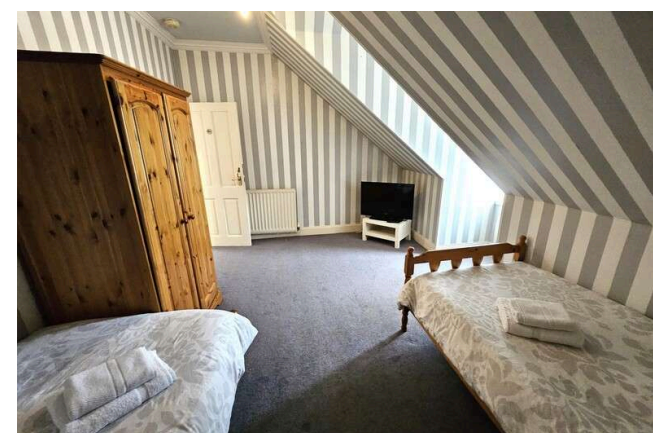
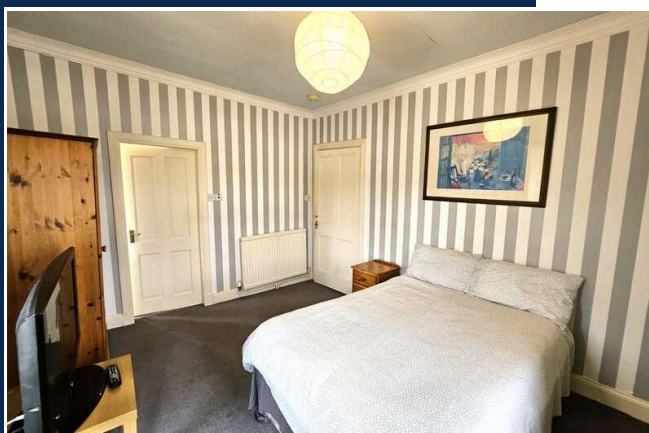
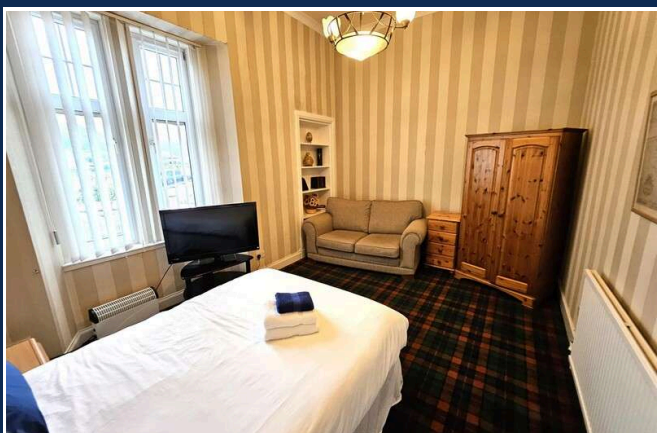
Zoopla

PrimeLocation.com

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Jas Campbell & Co Ltd are delighted to be marketing this unique maisonette property, which is located in a very popular seaside town. This property would be suitable as a family home as well as a fantastic rental business/Airbnb opportunity. Largs offers a range of local amenities including a promenade with beautiful views, local shops, a supermarket, restaurants, schools, leisure facilities, regular bus services and rail links to Glasgow. There is also a regular ferry service to the Isle of Bute.

Accommodation on the first floor comprises: The property is entered via an external staircase at the side of this property - The Entrance Vestibule has a window to the side together with a storage cupboard housing the boiler - Reception hallway which could be utilized as a further public room due to it's size and vintage features - Bedroom One is a double room and is situated on the right of the hallway - Cloakroom with ample storage - Bathroom which hosts a 3 piece bathroom suite and Mira power shower over the bath - On the left of the hallway is the Dining Kitchen which includes a washing machine, dishwasher, tumble dryer, 5 hob Montpellier electric range cooker with hood, microwave and toaster which are included in the sale. There are wall and floor units together with a large pantry for more than ample storage - The impressive Lounge/ Drawing Room is located adjacent to the the main entrance and features ornate ceiling rose, fireplace and bay windows overlooking the front and side flooding the room with natural light.

Accommodation on the second floor comprises: There is a beautiful original staircase leading to the Top landing - Bedroom Two is a front facing double room - The Rear Hallway boasts having a shelved storage cupboard - Shower Room with a two piece suite and separate shower cubicle - Bedroom Three with windows to both front and side which includes an Ensuite Shower Room housing a two piece suite with separate shower cubicle - Bedroom Four is side facing - Bedroom Five is side and rear facing - Family Bathroom to the rear housing a 3 piece bathroom suite.

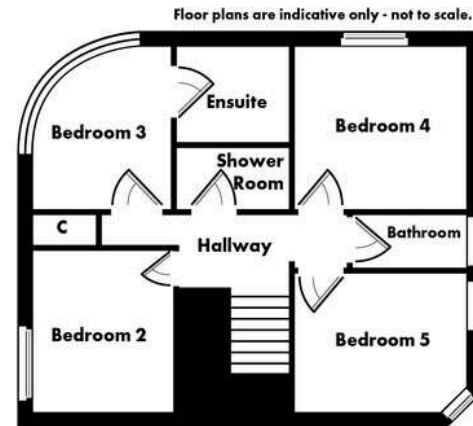
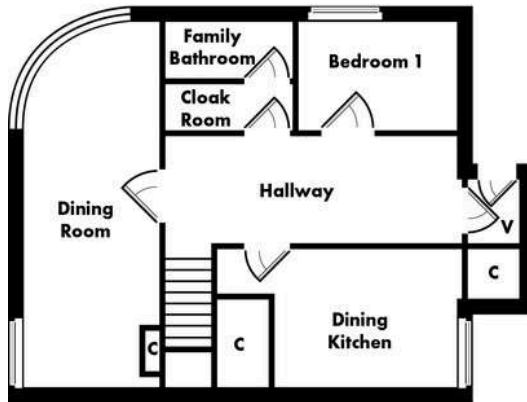
MEASUREMENTS

Entrance Vestibule	2.14 m x 1.80 m / 7'0" x 5'11"
Reception Hallway	7.00 m x 2.40 m / 23'0" x 7'10"
Bedroom 1	4.66 m x 3.33 m / 15'3" x 10'11"
Cloakroom	1.04 m x 2.14 m / 3'5" x 7'0"
Bathroom	2.15 m x 2.21 m / 7'1" x 7'3"
Dining Kitchen	3.35 m x 5.79 m / 11'0" x 19'0"
Drawing Room	1.37 m x 3.76 m / 4'6" x 12'4"
Top Landing	4.00 m x 4.00 m / 13'1" x 13'1"
Bedroom 2	2.46 m x 1.16 m / 8'1" x 3'10"
Rear Hall	1.58 m x 2.11 m / 5'2" x 6'11"
Shower Room	4.24 m x 3.36 m / 13'11" x 11'0"
Bedroom 3	2.13 m x 2.28 m / 7'0" x 7'6"
En Suite Shower Room	4.62 m x 4.10 m / 15'2" x 13'5"
Bedroom 4	3.05 m x 4.64 m / 10'0" x 15'3"
Bedroom 5	3.41 m x 1.30 m / 11'2" x 4'3"
Bathroom Two	

FEATURES

Five Double Bedrooms
 Popular Seaside Town
 Family Home or Fantastic Rental Business/Airbnb Opportunity
 Convenient for local amenities including shops, restaurants & transport
 Located a stones throw away from the promenade & beach
 Regular Ferry Service to the Isle of Bute within walking distance
 Vintage Features Throughout
 Gas Central Heating & Double Glazing

EPC RATING - E
COUNCIL TAX BAND - C



Floor plans are indicative only - not to scale.

Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



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