



**11a Brisbane Street**  
, Largs, KA30 8QW

**Offers over £368,000**





## 11a Brisbane Street , Largs, KA30 8QW

We are thrilled to introduce 11A Brisbane Street to the market. This stunning 7 bedroom family home is located close to Largs seafront and would be perfect for those who are looking for a spacious home. The property boasts 2 Reception rooms, breakfasting kitchen, 7 bedrooms as well as good outside space with Monoblock driveway and garden shed. The large family room has French doors which open out onto the garden making this a super entertaining space. There are new carpets throughout, double glazing and GCH. the property is a Council Tax Band F. All furniture can be included based on a satisfactory sale price.

Early viewing is recommended to fully appreciate this super family home.

### Entrance Hall

20'9 x 6'9 (widest) 14'5 x 5'9  
(6.32m x 2.06m (widest) 4.39m x 1.75m)

### Lounge

12'9 x 11'3 (3.89m x 3.43m)

### Family Room

21'0 x 13'0 (6.40m x 3.96m )

### Kitchen

12'9 x 9'9 (3.89m x 2.97m)

### Utility Cupboard

3'0 x 4'9 (0.91m x 1.45m)

### Bathroom

7'9 x 6'4 (2.36m x 1.93m)

### Under stair Cupboard

9'7 x 2'7 (2.92m x 0.79m)







**Bedroom 1**  
14'8 x 12'9 (4.47m x 3.89m)

**Bedroom 2**  
10'9 x 13'5 (3.28m x 4.09m)

**Bedroom 3**  
13'0 x 6'3 (3.96m x 1.91m )

**Bedroom 4/Study**  
8'0 x 9'8 (2.44m x 2.95m)



**Upper Landing**  
13'9 x 6'3 (4.19m x 1.91m)

**Bedroom 5**  
14'6 x 10'9 (4.42m x 3.28m )

**Bedroom 5 Walk in Cupboard**  
7'7 x 5'4 (2.31m x 1.63m)

**Bedroom 6**  
12'8 x 12'5 (widest) (3.86m x 3.78m (widest))

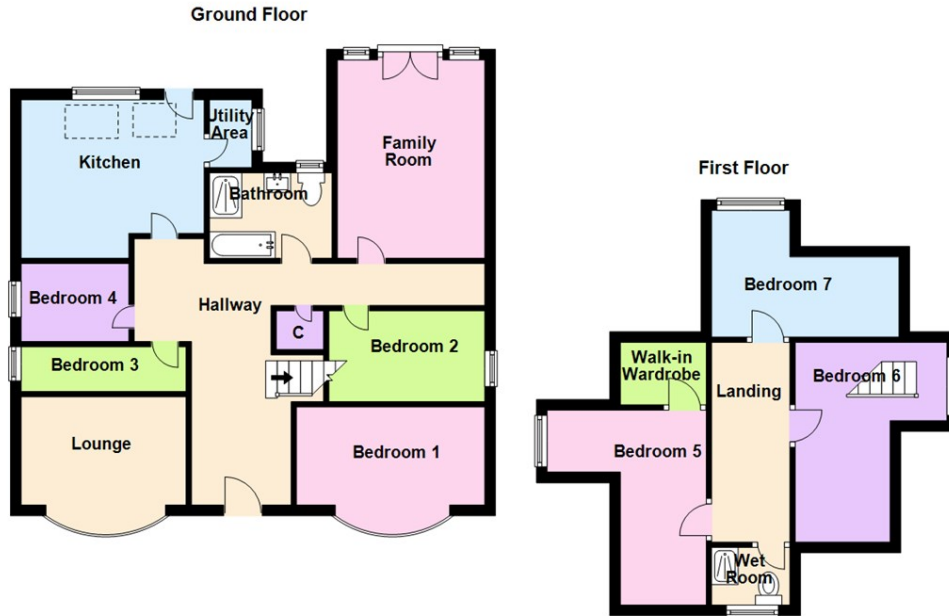
**Bedroom 7**  
15'3 x 10'6 (widest) (4.65m x 3.20m (widest))

**Wet Room**  
4'5 x 3'7 (1.35m x 1.09m)

**Outside**



## Floor Plan



## Area Map



## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

