



**2 Phillips Avenue**  
, Largs, KA30 9EP

**Offers over £199,000**

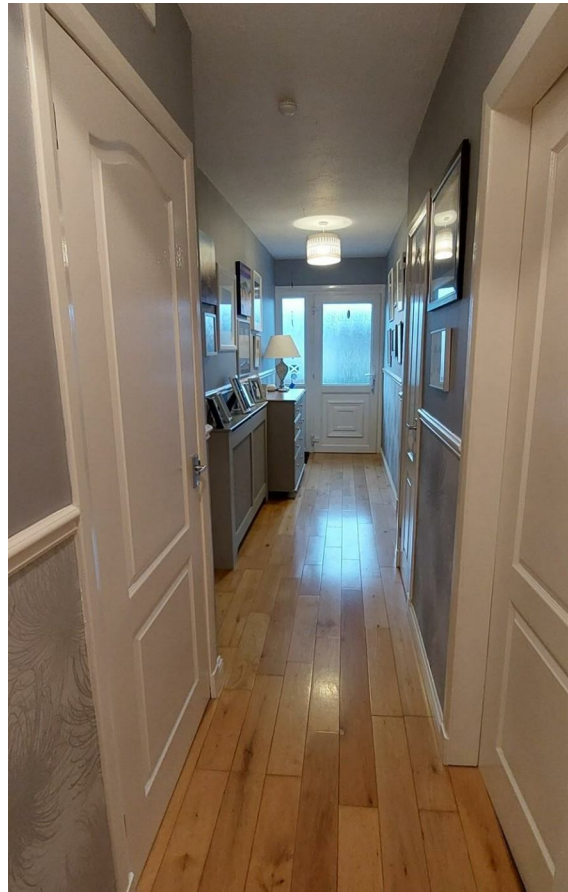
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

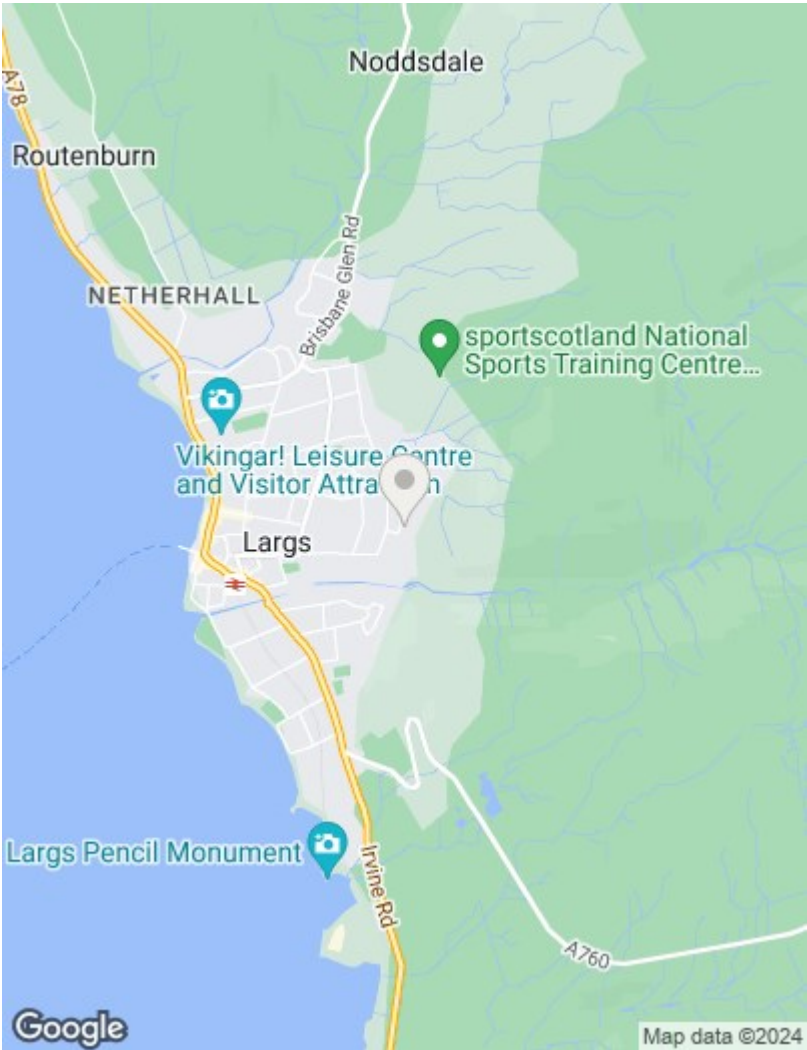
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	





2 Phillips Avenue is an immaculately presented three bedroomed detached bungalow with elevated south westerly sea views towards the Isle of Cumbrae and Arran. This fantastic home is in walk-in condition and all on the one level will hold broad appeal to many sectors of the market including families and couples alike. The accommodation consists of lounge, dining kitchen, three bedrooms and shower room. The front garden has a driveway and garage and is mainly chipped for easy maintenance. The mature back garden which is fully enclosed is on split levels has a raised decking with southwesterly sea view, hill views, a lawn and paving.

Phillips Avenue is located within walking distance to Largs seafront, shops and local amenities. Gas Central heating with a new boiler installed in 2023. Double glazing throughout.



### Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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