



**71 Eastern Avenue**  
, Largs, KA30 9EQ

**Offers over £92,000**

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## 71 Eastern Avenue , Largs, KA30 9EQ

We are very excited to bring to the market this fantastically spacious and extremely well presented two bedroomed ground floor cottage flat that has will hold broad appeal to many sectors of the market.

This super property comprises of main door entry, lounge, breakfasting kitchen, shower room, 2 bedrooms and large storage cupboard. There is private off street parking with space for up to 2 cars and shared garden also there is a private section of back garden. This lovely home also benefits from gas central heating and double glazing.

The town centre is approximately 10 minutes walk away but there is a local bus service with a stop nearby. Lovely hill views with great walks closeby.

### Hall

19'2 x 7'7 (5.84m x 2.31m)

### Understairs hall storage

11'9 x 3' (3.58m x 0.91m)

### Lounge

16'3 x 12'6 (4.95m x 3.81m)

### Shower Room

5'4 x 7'4 (1.63m x 2.24m)

### Kitchen

14' x 8' (4.27m x 2.44m)

### Bedroom One

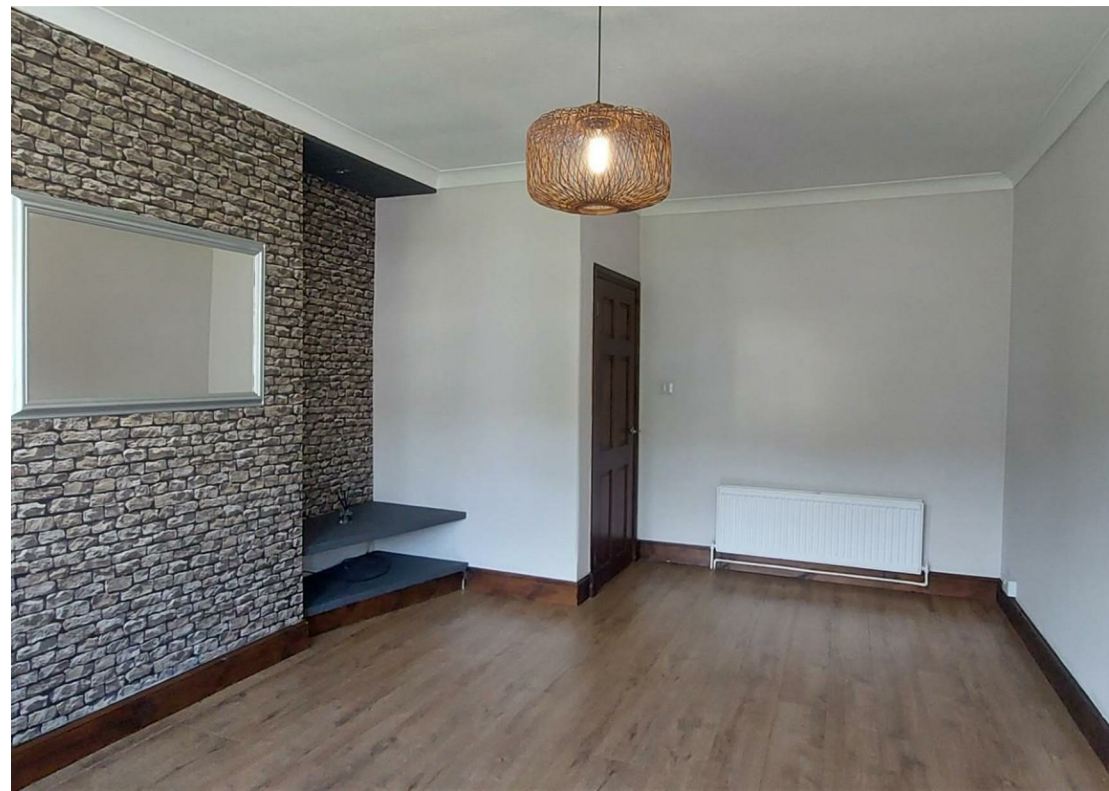
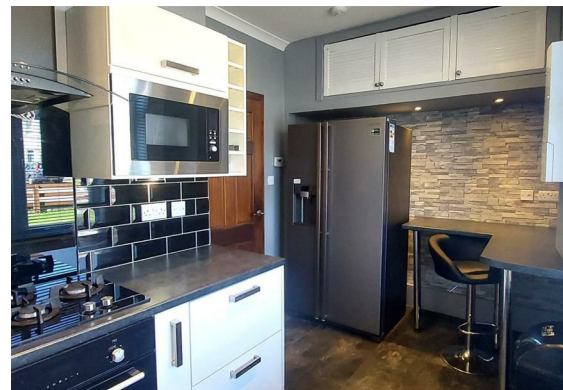
11'5 x 12'5 (3.48m x 3.78m)

### Bedroom Two

10'3 x 12'5 (3.12m x 3.78m)

### Outside





## Floor Plan

### Ground Floor

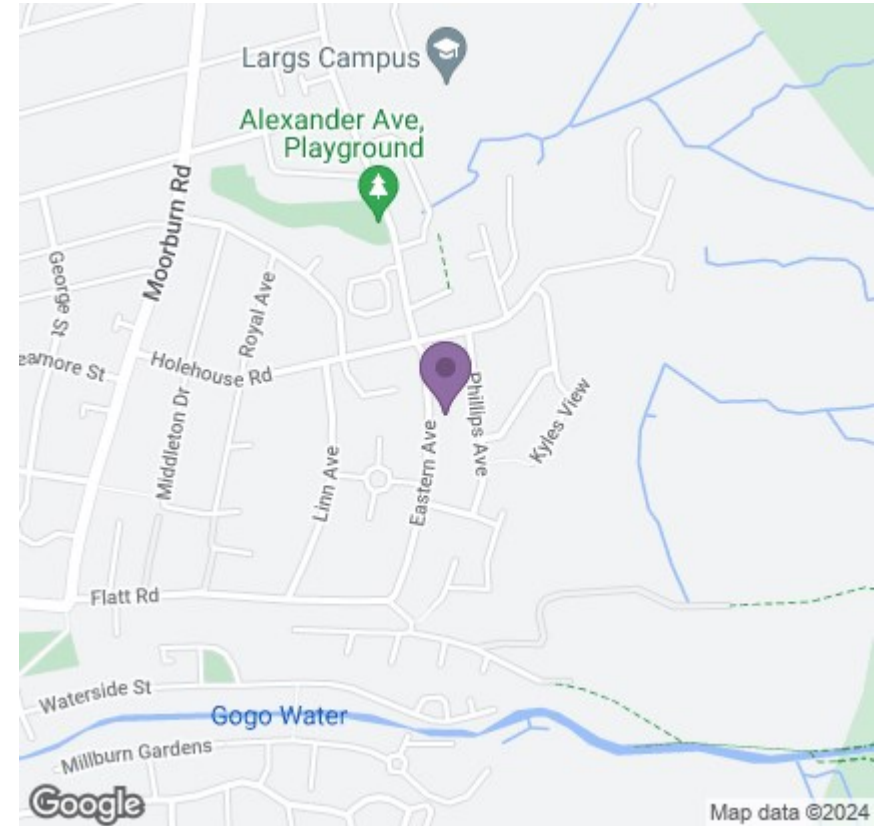


## Viewing

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.

## Area Map



## Energy Efficiency Graph

