



**22 George Street**  
, Largs, KA30 9AJ

**Offers over £84,000**





## 22 George Street

, Largs, KA30 9AJ

Welcome to this charming property located on George Street in the picturesque town of Largs. This delightful quarter villa boasts a cosy reception room, two inviting bedrooms, kitchen with plenty of storage, and a stylish bathroom recently fitted with a brand new electric shower, making it the perfect place to call home.

The property features a private west facing front garden, offering a tranquil space to relax and unwind and a back garden with garden shed for storage. With both a private front and rear door, you'll enjoy the convenience of easy access in and out of your abode. Other benefits include gas central heating and double glazing.

Situated in a prime location, this immaculate flat provides a comfortable and inviting living space for you to enjoy. Whether you're looking to settle down or seeking a weekend retreat, this property offers the ideal blend of comfort and convenience.

Don't miss out on the opportunity to make this charming flat your own. Contact us today to arrange a viewing and take the first step towards calling George Street your new address.

EPC-C

### Hall

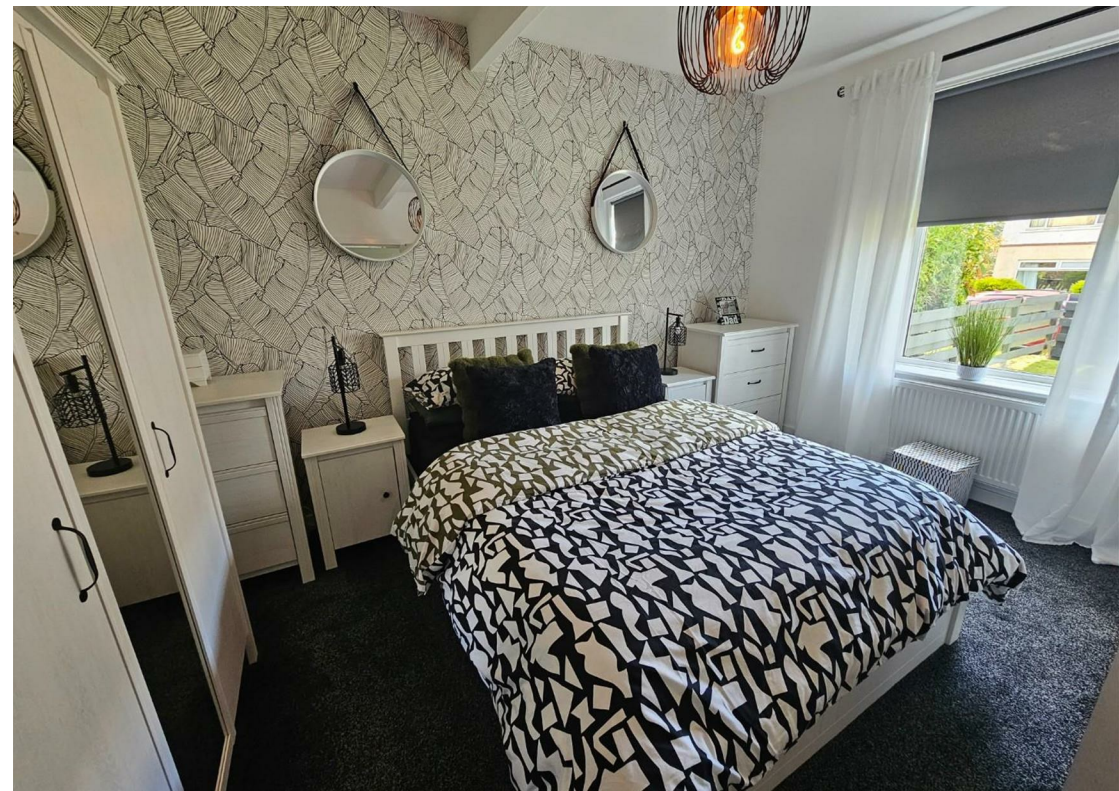
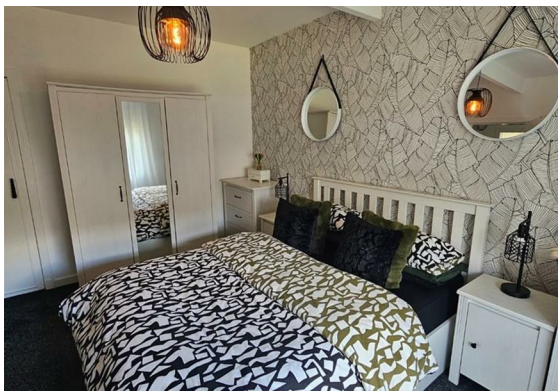
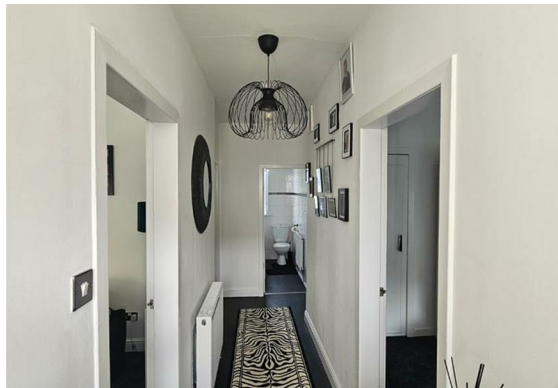
18'7 x 13'5 (5.66m x 4.09m)

### Lounge

15'0 x 11'9 (4.57m x 3.58m)

### Kitchen

10'8 x 7'9 (3.25m x 2.36m)







**Bedroom One**  
13'9 x 10'7 (4.19m x 3.23m)

**Bedroom Two**  
10'0 x 10'9 (3.05m x 3.28m)

**Bathroom**  
4'4 x 7'3 (1.32m x 2.21m)

**Garden and outside**





## Floor Plan

### Ground Floor

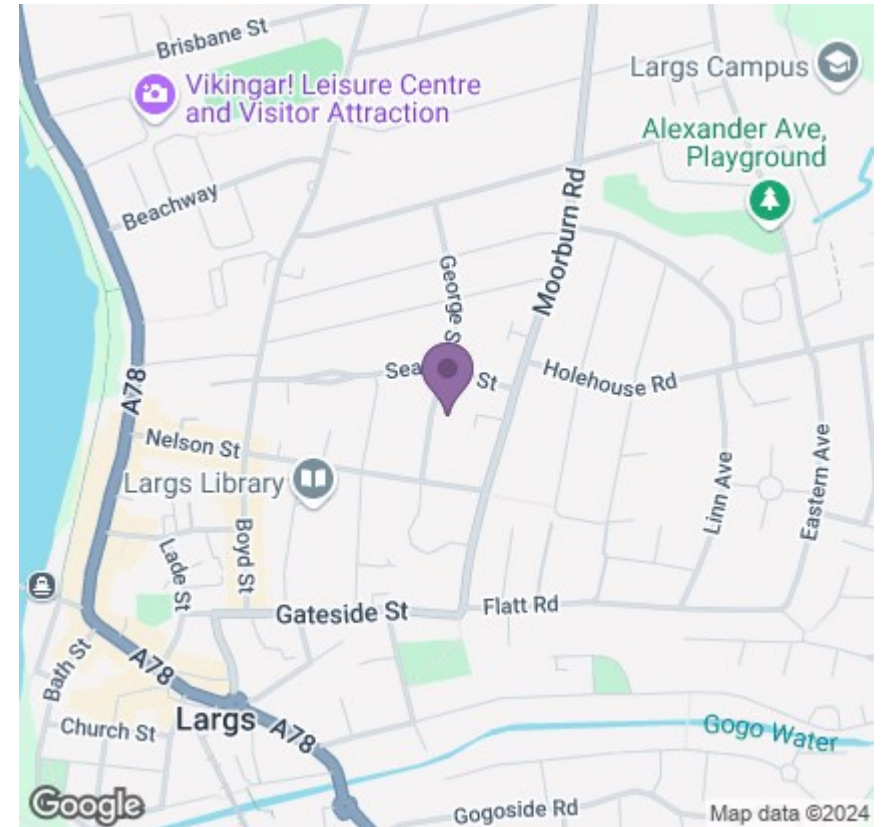


## Viewing

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

