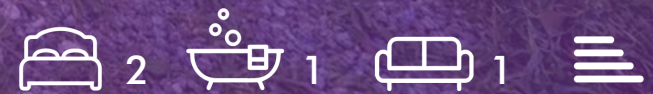




**30 George Street**  
, Largs, KA30 9AJ

**Offers over £89,000**



## 30 George Street , Largs, KA30 9AJ

Robert Duff Estate Agents have great pleasure in bringing 30 George Street to the market. Situated in a popular residential locale and within walking distance to Largs town centre, this super lower quarter villa will be of broad appeal to many sectors of the market.

The property evokes an atmosphere of a house rather than a flat given it has a front and back door, garden and great room sizes amongst other fantastic qualities. The accommodation consists of vestibule, hallway, lounge, two double bedrooms, new kitchen fitted in 2024 and bathroom.

The garden to the front solely belongs to the property and the back garden with a sunny aspect has a private section as well as communal area.

Additional benefits include good storage, gas central heating and double glazing.

We anticipate this property to be very popular so don't hesitate to book your viewing today!

EPC=C  
COUNCIL TAX BAND=A

### Hall

18'7 x 3'5 (5.49m'2.13m x 0.91m'1.52m)

### Living Room

15' x 11'9 (4.57m' x 3.35m'2.74m)

### Kitchen

10'8 x 11'9 (3.05m'2.44m x 3.35m'2.74m)

### Bedroom 1

13'9 x 10'7 (3.96m'2.74m x 3.05m'2.13m)





## Bedroom 2

10' x 10'9 (3.05m' x 3.05m'2.74m)

## Bathroom

4'4 x 7'3 (1.22m'1.22m x 2.13m'0.91m)

## Outside



Floor Plan

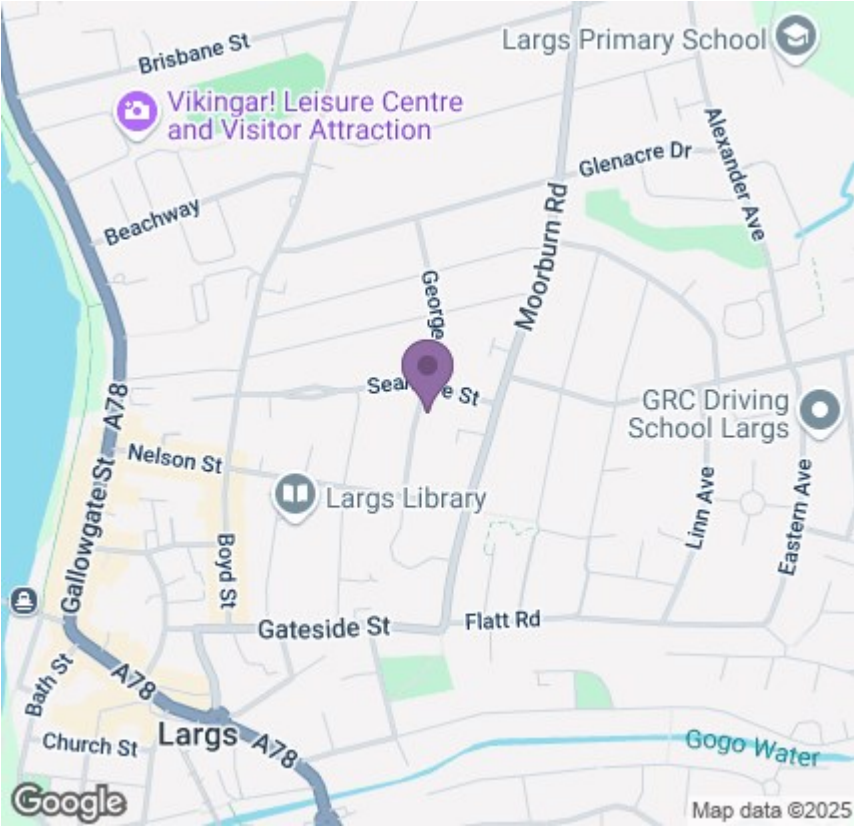


Viewing

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

