



**23 Seamore Street**  
Largs, KA30 9AN

**Offers over £64,000**





## 23 Seamore Street , Largs, KA30 9AN

Rarely available, this generously proportioned and delightful one-bedroom ground floor flat is ideally situated within walking distance of Largs town centre, the seafront, and local transport links.

The property boasts its own private front entrance and back door to the garden, offering the feel and privacy of a traditional house.

The accommodation at 23 Seamore Street consists of a welcoming vestibule opening into a broad hallway with two large storage cupboards, providing ample storage space, spacious double bedroom, lounge/dining room, kitchen and bathroom.

Further benefits include double glazing and gas central heating throughout. (New combi gas boiler installed in 2022).

Externally, the property enjoys a beautifully maintained shared rear garden, bursting with colour and offering a peaceful outdoor retreat.

This well loved property will be an ideal purchase for first-time buyers, downsizers, or those seeking a coastal retreat with excellent amenities on the doorstep.

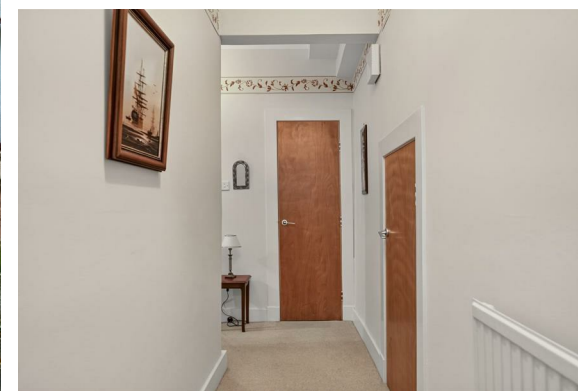
EPC = C  
COUNCIL TAX BAND = B

### Vestibule

3'5 x 3'8 (1.04m x 1.12m)

### Hall

3'5 x 14'8 & 3'6 x 7'7 (1.04m x 4.47m & 1.07m x 2.31m)







## Lounge and open plan dining room

17'9 x 13'7 (5.41m x 4.14m)

## Bathroom

6'5 x 7'8 (1.96m x 2.34m)

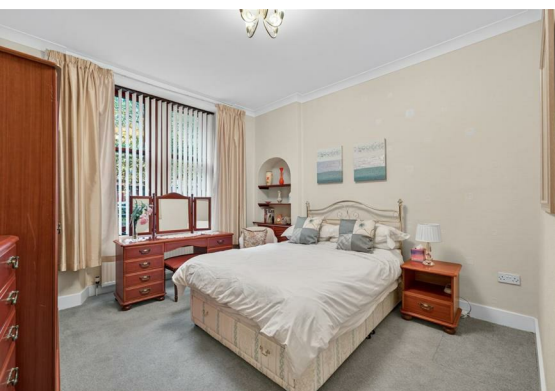
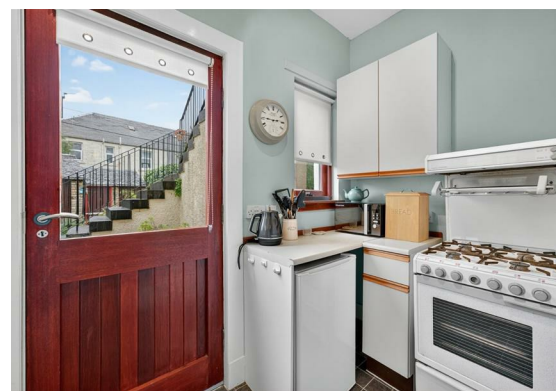
## Bedroom

14'5 x 11'9 (4.39m x 3.58m)

## Kitchen

11' x 4'8 (3.35m x 1.42m)

## 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.

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Area Map



Energy Efficiency Graph

