



SOLICITORS & ESTATE AGENTS



**First Floor Flat
61 Curlinghall, Largs, KA30 8LB
Offers Over £199,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Situated within a sought after and well established residential development, 61 Curlinghall in Largs KA30 8LB is a spacious three bedroom first floor flat that offers generous proportions and modern finishes throughout. Access is gained through a clean and well maintained shared hallway and stairwell, complete with a secure door entry system that provides both safety and convenience for residents and visitors.

Upon entering the flat, you are welcomed by a bright hallway that leads to the main living accommodation. The large living room is a standout feature, offering excellent space for both relaxing and dining. This room benefits from an abundance of natural light which enhances the warm and inviting atmosphere. The modern blue kitchen provides a stylish and practical workspace, featuring sleek cabinetry, contrasting wood effect worktops and ample storage, making it ideal for everyday cooking and preparation.

The property offers three well proportioned bedrooms with the master bedroom enjoying the added luxury of an ensuite fitted with a WC, sink and shower cubicle. The remaining bedrooms provide excellent flexibility for family living, guest accommodation or home working. A contemporary family bathroom, finished with easy to maintain tiling, includes a full sized bath offering both comfort and convenience. The home benefits from electric heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally the flat benefits from a mid terraced locked garage which provides secure parking or additional storage, an increasingly valuable asset within residential developments. The communal garden grounds surrounding the property are well maintained and create a pleasant outdoor environment for residents to enjoy. The development further benefits from unallocated residents parking. The area itself is highly regarded due to its excellent local amenities including shops, cafes, leisure facilities, coastal walks and well regarded schools. Transport links by road and rail make commuting straightforward, adding to the appeal of this attractive location.

EPC Rating

D

Measurements

Hallway	11'1" x 15'5" 3.37 m x 4.70 m
Lounge/ Dining Room	16'0" x 20'0" 4.88 m x 6.10 m
Kitchen	15'2" x 7'3" 4.62 m x 2.22 m
Bedroom 1	17'2" x 10'10" 5.22 m x 3.30 m
Ensuite	5'3" x 6'9" 1.61 m x 2.06 m
Bedroom 2	11'9" x 11'4" 3.58 m x 3.45 m
Bedroom 3	10'8" x 7'0" 3.24 m x 2.15 m
Bathroom	6'7" x 6'4" 2.00 m x 1.93 m
Garage	8'3" x 16'9" 2.51 m x 5.10 m



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.



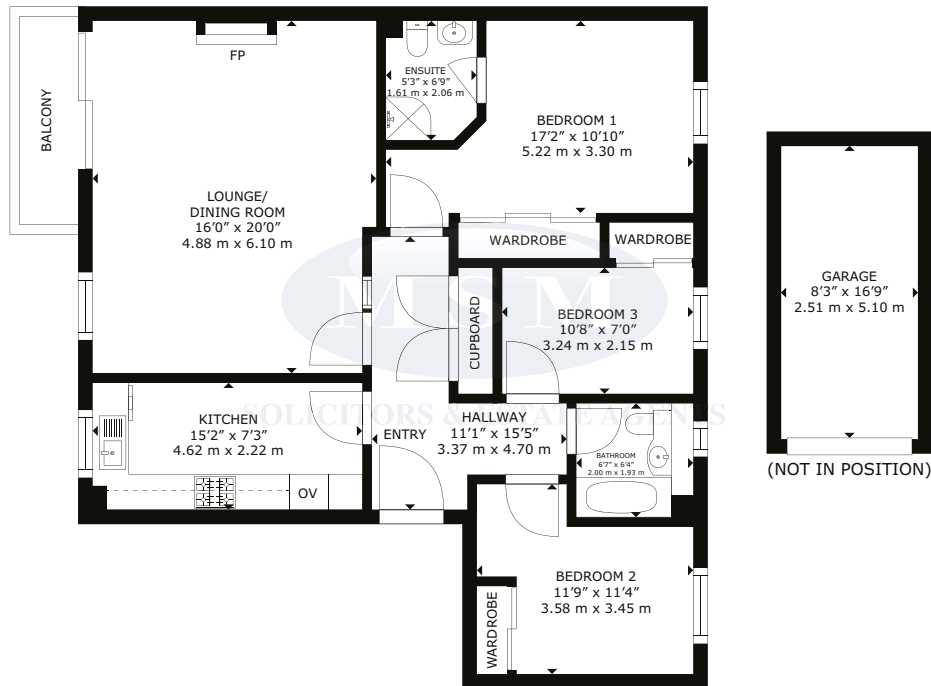
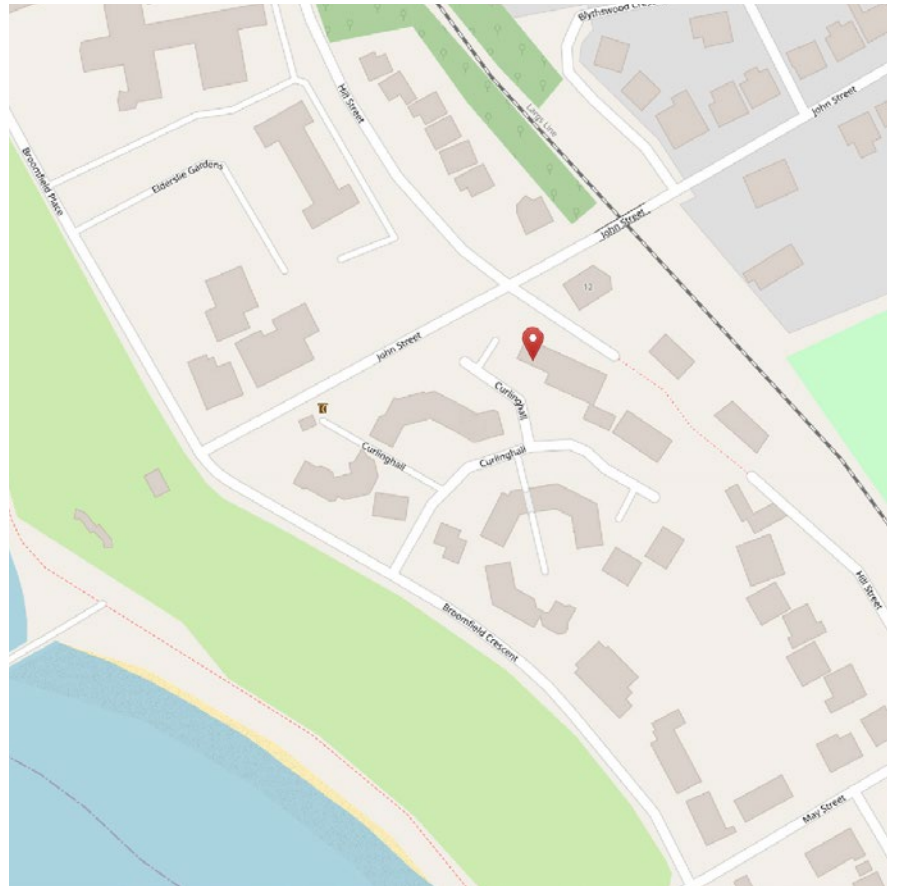
Travel Directions

Leave MSM at 43 Crow Road and head through the Clyde Tunnel, then join the M8 westbound. Continue onto the A737 and follow it to the Kilbirnie roundabout, taking the A760 towards Largs. From the A760 turn right into Largs on to Irvine Road. Take second in the left into May Street and then first right into Broomfield Crescent. Curlinghall will be on your right with number 61 at the rear of the development on the left.

Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN: 1,033 sq. ft., 96 m²,
EXCLUDED AREA: GARAGE: 140 sq. ft., 13 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

rightmove
find your happy

Zoopla.co.uk