

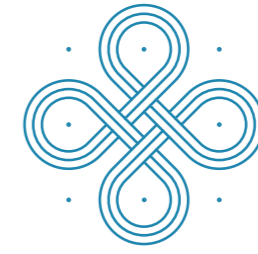
# MOORBURN HOUSE

GREENOCK ROAD, LARGS



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24 MOORBURN ROAD, LARGS







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7 | BEDROOMS   5 | BATHROOMS   4 | PUBLIC ROOMS

Located in extensive landscaped garden grounds and enjoying fabulous views of Largs promenade, the Firth of Clyde, Cumbrae and Arran to the west, the presentation of Moorburn House to the market represents an opportunity to purchase possibly the finest dwelling house in the seaside town of Largs.

This stunning blonde sandstone mansion house originally constructed in 1870 to replace the original Moorburn House that originally stood on the site was purchased by the current owners 2009. The property was sympathetically and painstakingly restored over recent years with great attention to detail to create the wonderful home that it is now. The owners also constructed a substantial detached garage with space for four cars within the grounds that has an upper level making it ideal for development of an office, studio or gymnasium.

The main house is set over two levels. The ground floor features a grand entrance hallway giving access to a formal lounge and dining room with broad aspects over the gardens to Largs promenade, the Firth of Clyde, Cumbrae and Arran in the west. A two storey L shaped annex to the rear of the main

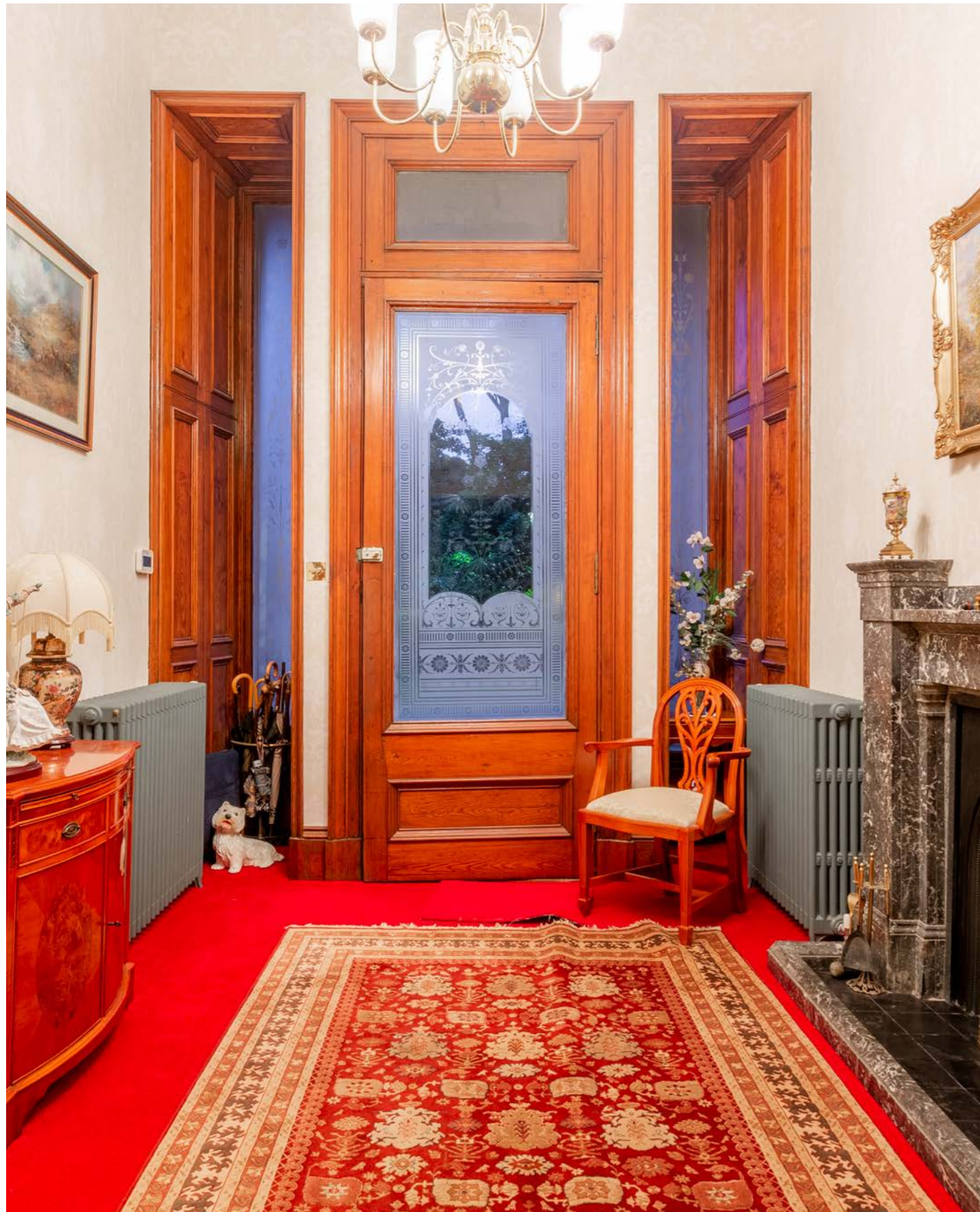
building features a superb dining sized kitchen with a range of wall and base units and central island with solid granite benchtops.

The ground floor level of the annex also contains ample storage, WC/cloakroom and an office/study. A living/family room, cloakroom and bathroom complete the accommodation on the ground floor.

On the upper landing of the main portion of the property, the current layout allows for four double bedrooms. Three of the four bedrooms have ensuite facilities and the two front facing bedrooms enjoy panoramic views. There are a further three bedrooms and a bathroom in the upper level of the annex in addition to extensive storage. The nature and layout of the rear annex extension would make it suitable for self contained accommodation as required.

The property has gas central heating, double glazing and extensive driveway parking leading to the detached garage. The gardens are a particularly attractive feature of Moorburn House being laid in a series of broad lawned terraces with beds of seasonal flowers.

















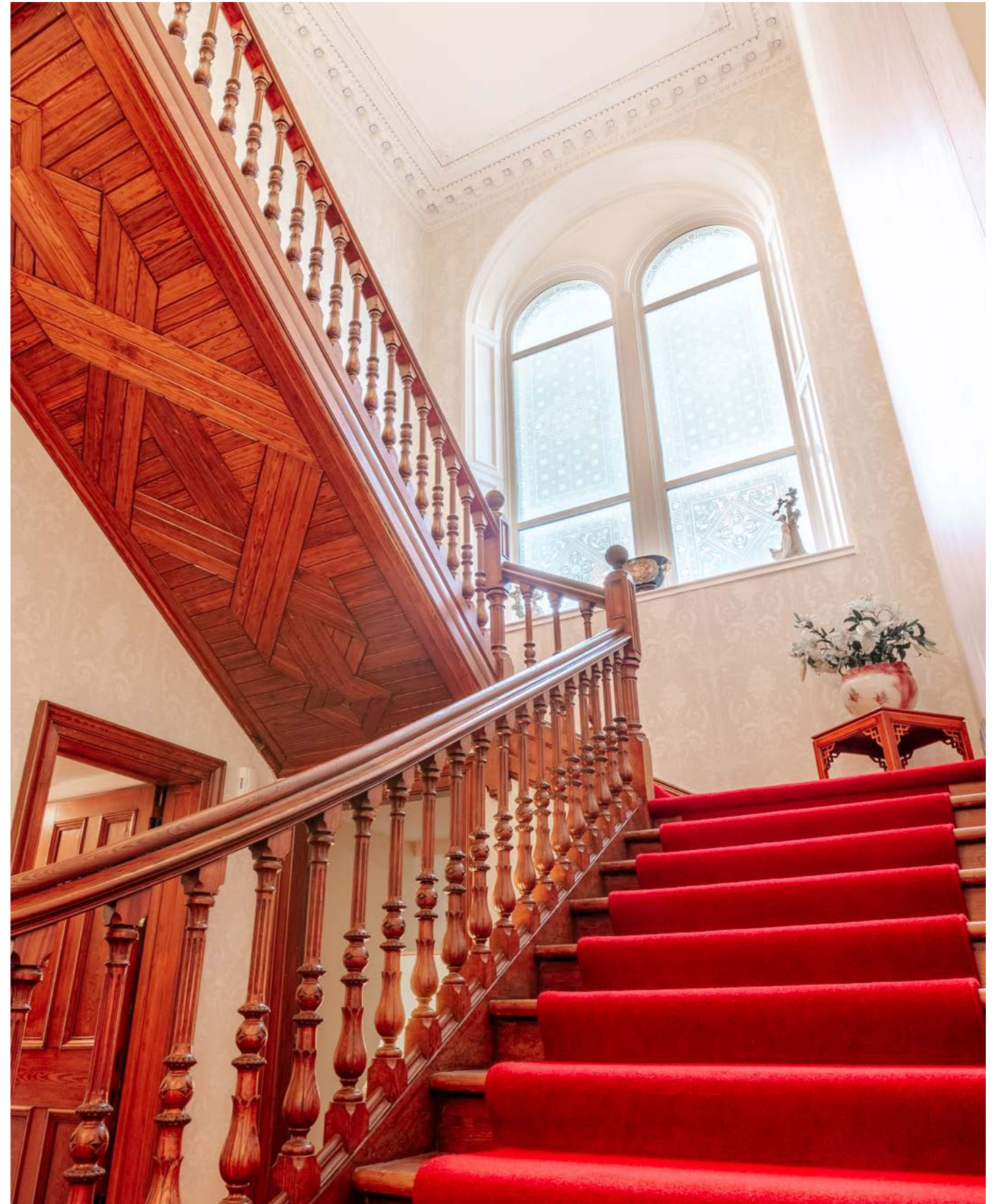




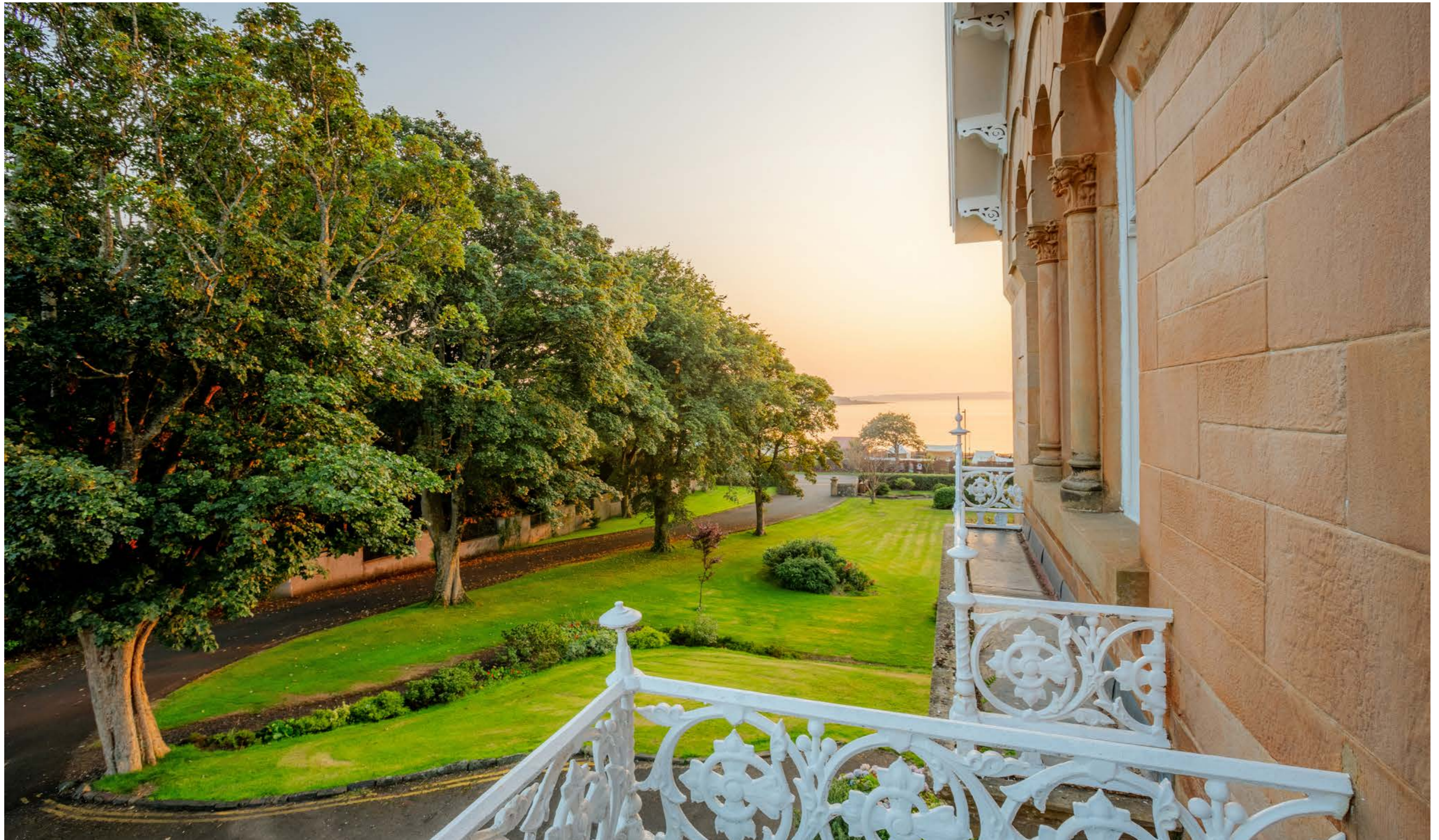












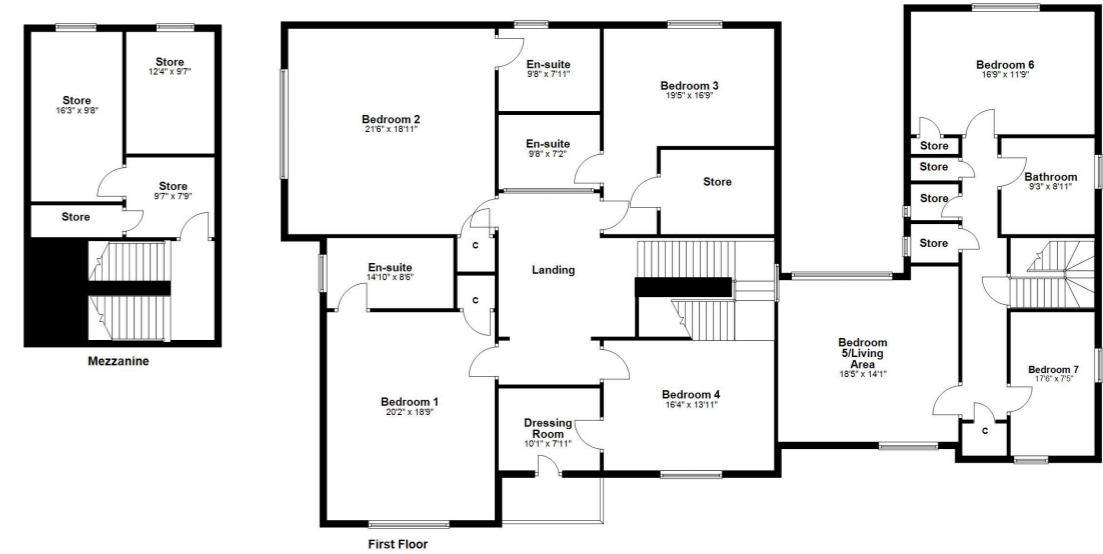
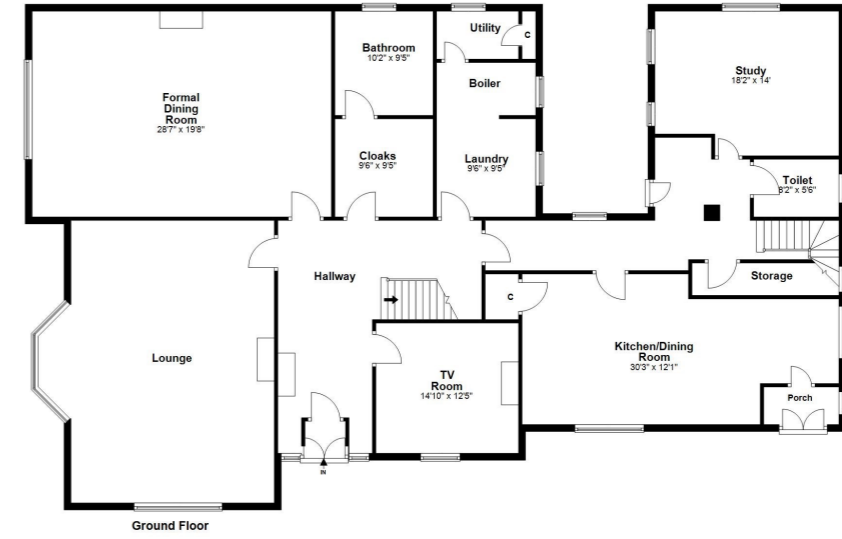
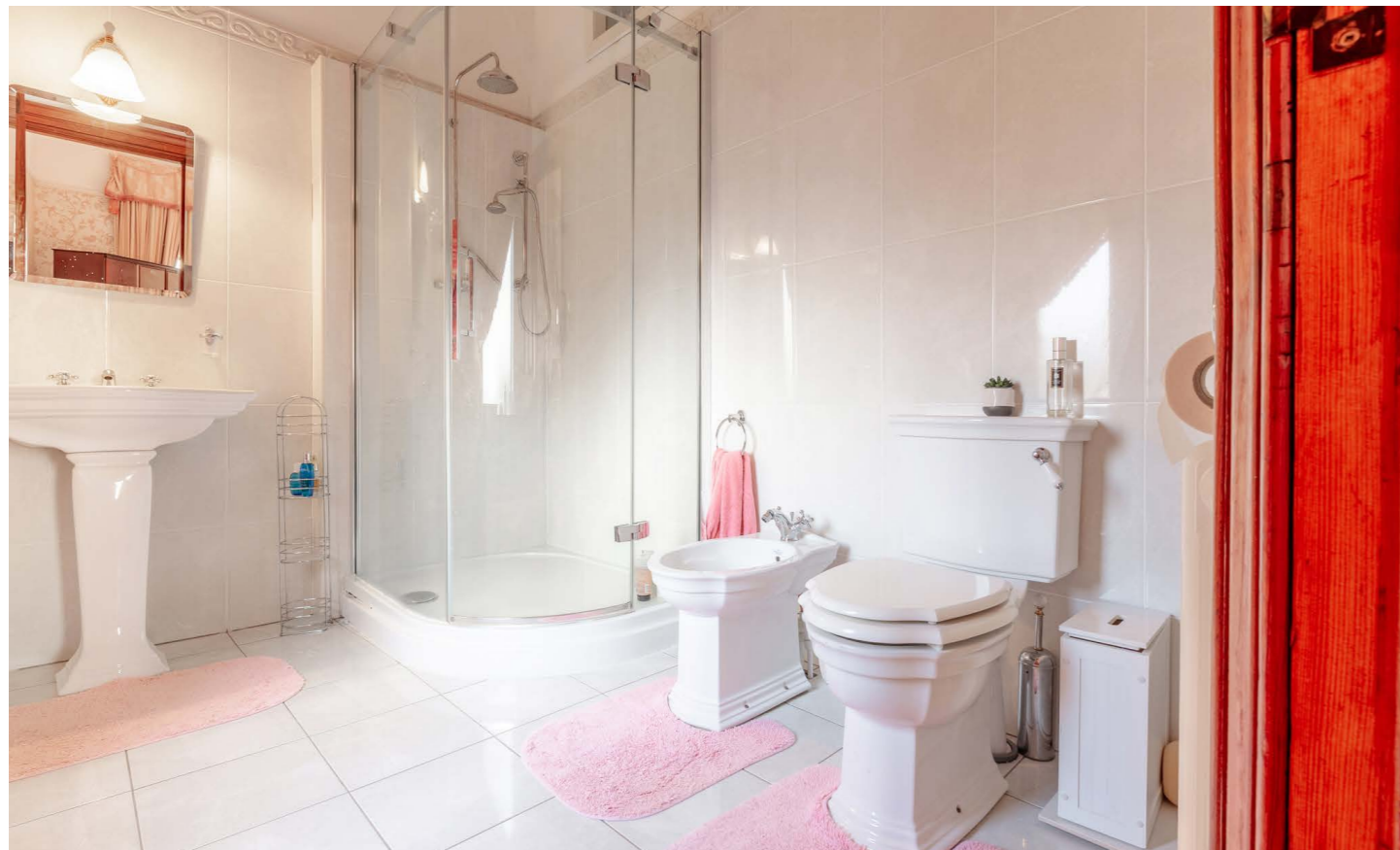












Location and Amenities

Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as the highly regarded Largs Academy. Inverclyde, Scotland's National Sport's centre has also recently been refurbished. The area has excellent travel links including Largs railway station, bus routes and easy access to the major road networks. There are many restaurants and hotels in the area, with the yacht marina and seafront being an attraction for many. Prestwick and Glasgow Airport offer regular flights throughout Britain, Ireland and Europe.













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