



**135 GLEN AVENUE**  
LARGS

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**This wonderful, detached villa is located in this desirable setting with views over the Noddle Burn and local countryside. The garden grounds are a good size and there is flexible family accommodation whilst being set in this no through traffic location.**

135 Glen Avenue is a wonderful, detached family home which has a cul-de-sac setting along with great views over the Noddle Burn and local countryside. The flexible family accommodation on offer extends to a bright welcoming reception hallway, lounge with views over the gardens to the Noddle Burn, dining room which could easily be utilized as a fourth bedroom, stunning open plan modern Wren fitted kitchen with integrated appliances and dining area, conservatory at the rear of the home and modern wc. On the upper level there can be found three bedrooms, bedroom one with an en-suite shower room with electric shower. To complement the property there is a modern family bathroom which includes a Triton shower over the bath. Each bedroom has fitted wardrobes, as well as great storage throughout the rest of the home. The property has gas central heating and double glazing. To the front and rear of the home there is fabulous, good sized private garden grounds with access to a water tap, driveway, and integrated garage (with lighting and power). Early viewing is highly recommended to appreciate the accommodation and location on offer.





















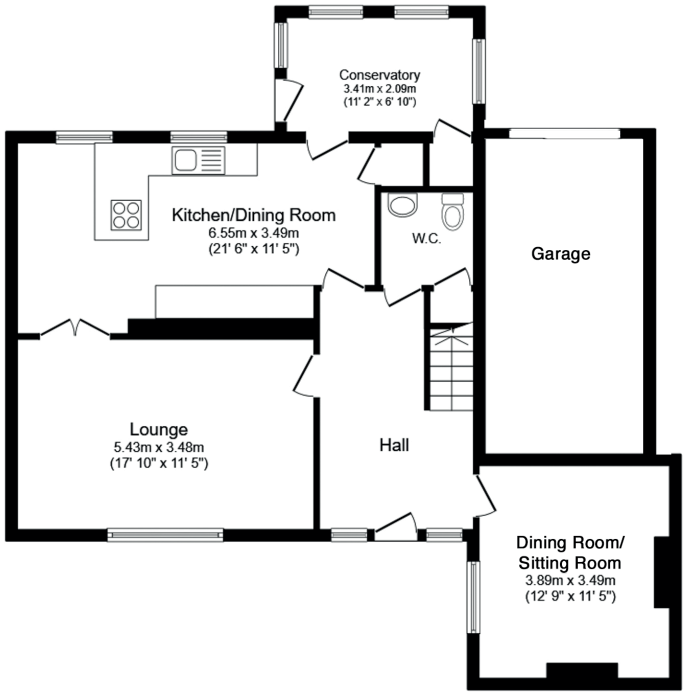




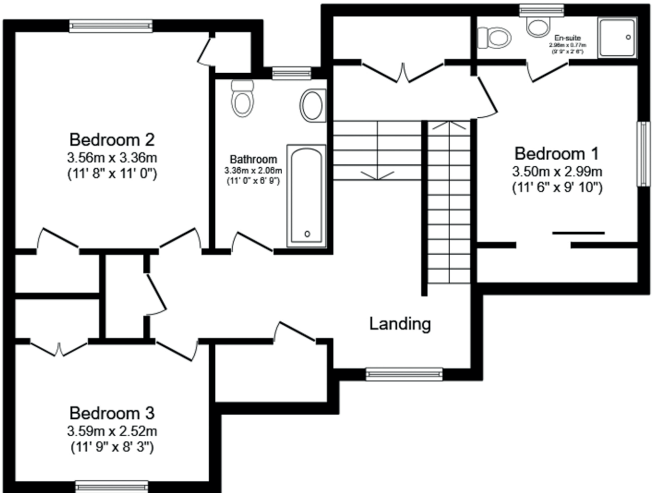








**Ground Floor**  
Floor area 80.6 m<sup>2</sup> (867 sq.ft.)



**First Floor**  
Floor area 74.5 m<sup>2</sup> (802 sq.ft.)

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.

**LA2026** | Sat Nav: 135 Glen Avenue, Largs KA30 8QQ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Largs  
66 Main Street, Largs, KA30 8AL

**Tel:** 01475 675 001

**Email:** [largs@corumproperty.co.uk](mailto:largs@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)