



**7 MOORBURN ROAD**  
LARGS

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**Stylish, spacious, and full of natural light, this beautifully presented two bedroom upper quarter villa offers a stunning bay-windowed lounge, a modern kitchen, a contemporary bathroom, private driveway, and a sun-soaked south-west facing garden.**

Number 7 Moorburn Road, Largs is a beautifully maintained and deceptively spacious upper quarter villa offering a perfect blend of classic charm and modern convenience. Ideal for first-time buyers, downsizers, or anyone seeking stylish coastal living, this impressive home is set within a sought-after residential area, close to local amenities and transport links.

The accommodation is accessed via a private entrance and opens to a welcoming reception hallway with a drop-down ladder leading to a floored and lined loft space, complete with Velux window, which is ideal for storage or a hobby space. The standout feature is the elegant bay-windowed lounge, filled with natural light and offering a generous, relaxed setting with focal point fireplace. The contemporary fitted kitchen comes fully equipped with appliances and sleek cabinetry, while the modern bathroom is fitted with a stylish three-piece suite and shower over-bath. There are two well-proportioned double bedrooms, both beautifully presented and offering comfortable, flexible living.

Externally, the property benefits from private off-road parking via a driveway, a south-west facing rear garden with a lawn perfect for evening sun, and excellent outdoor storage including a timber shed.

With space, style, and standout features throughout, this is a fantastic opportunity to enjoy peaceful living with all the advantages of a well-connected Largs location. This property can be sold fully furnished, if required.

















Ground Floor



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.

LA2046 | Sat Nav: 7 Moorburn Road, Largs, KA30 9HZ

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





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