



17 KELVIN GARDENS

LARGS



c o r u m

www.corumproperty.co.uk



THE PROPERTY

4 | BEDROOMS **2** | BATHROOMS

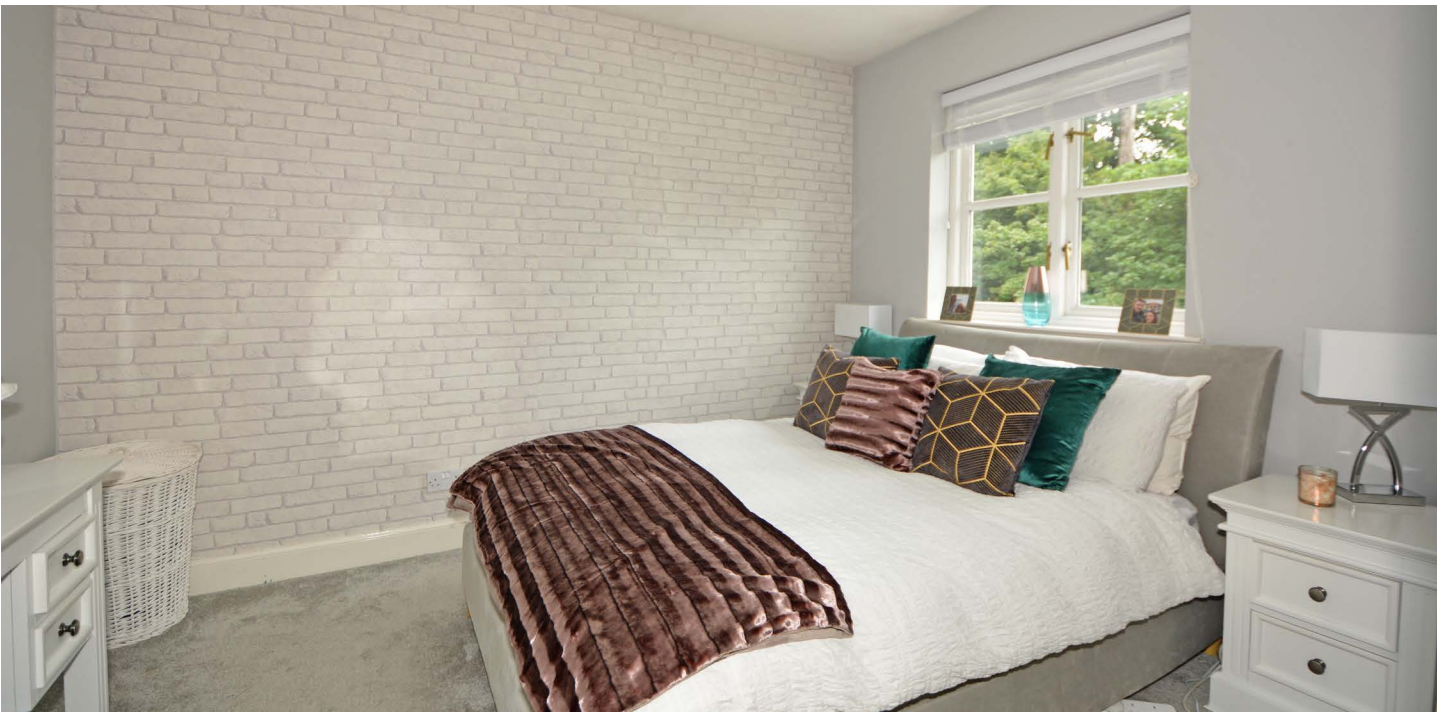
2 | PUBLIC ROOMS

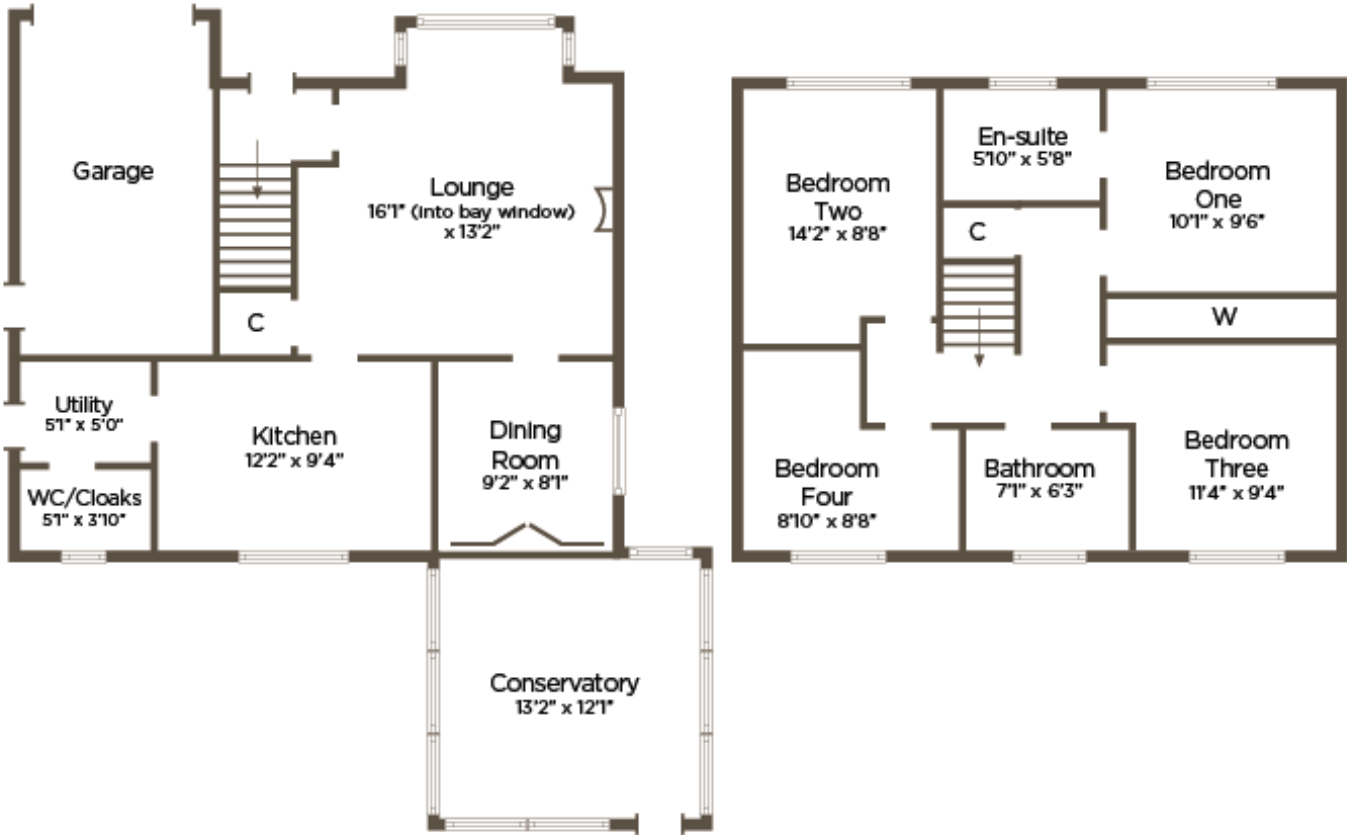
Located in this popular small development of detached homes in the grounds of the former Netherhall mansion house and enjoying a woodland outlook to the rear, 17 Kelvin Gardens is a modern villa which is presented in superb order which makes an ideal family home. The property has a layout to include lounge, dining room, conservatory, recently refitted kitchen, WC/cloakroom, utility room and four bedrooms(master ensuite) and bathroom. There is ample driveway parking to the front leading to an integral garage and landscaped gardens to the rear with an attractive paved sun terrace.

A reception hallway opens to a bright front facing lounge with box bay window and living flame gas fire at its focal point. The dining room is situated to the rear of the lounge and has a set of French doors which open to a spacious conservatory overlooking the rear gardens. The lounge gives access to the kitchen which has recently been refitted with a range of wall and base units, range cooker and freestanding fridge/freezer which may be included in the sale. To the rear of the kitchen there is a refitted utility room and WC/ cloakroom. The utility has doorway access to the rear gardens. On the upper landing there are four bedrooms. The master bedroom is front facing and has an ensuite shower room, built in wardrobe storage and fitted window shutters. The family bathroom is located on the upper landing and is fitted with a three piece suite to include WC, wash hand basin and bath with over bath shower. In addition to the above the property has double glazing, gas central heating and driveway parking leading to an integral garage equipped with power and light. The rear gardens have a woodland backdrop and feature a timber entertaining deck, lawn and circular paved sun terrace.









Local Area

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 new 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.

LA1311 | Sat Nav: 17 Kelvin Gardens, Largs, KA30 8SX

* 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

Fax: 01475 674 893

Email: largs@corumproperty.co.uk

www.corumproperty.co.uk

