



**35 Burnside Road**  
Largs, KA30 9BY

**Offers over £379,000**

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## 35 Burnside Road

, Largs, KA30 9BY

Robert Duff are delighted to bring this fantastic family home to the market. This traditional detached villa set on a corner plot. has five bedrooms (two downstairs), two reception rooms, shower room downstairs and a family bathroom upstairs, kitchen with high end appliances, dining room, utility and large south facing front garden. In addition there is a driveway, garage, shed, greenhouse, vegetable garden and paved rear garden. The accommodation on offer in this home offers families flexibility and space to adapt and convert rooms to suit their lifestyle. The sea views from two of the upstairs bedrooms are simply breathtaking and with the hill views in the distance this property's location offers the best of both worlds!

Close to the highly rated Largs Campus and Early Years Centre and Inverclyde National Sports Centre yet also with in walking distance to Largs town centre and nearby countryside for exploring. Largs also offers a renowned yacht haven and two golf courses with views over the River Clyde, Arran and beyond. Largs has good transport links to Glasgow, Ayrshire and beyond with the Isle of Cumbrae a short ferry trip away.

GCH  
SECURITY ALARM  
SOLAR PANELS  
DOUBLE GLAZING NEW WINDOWS  
2019/2020  
COUNCIL TAX BAND G  
EPC RATING D

### Entrance Porch

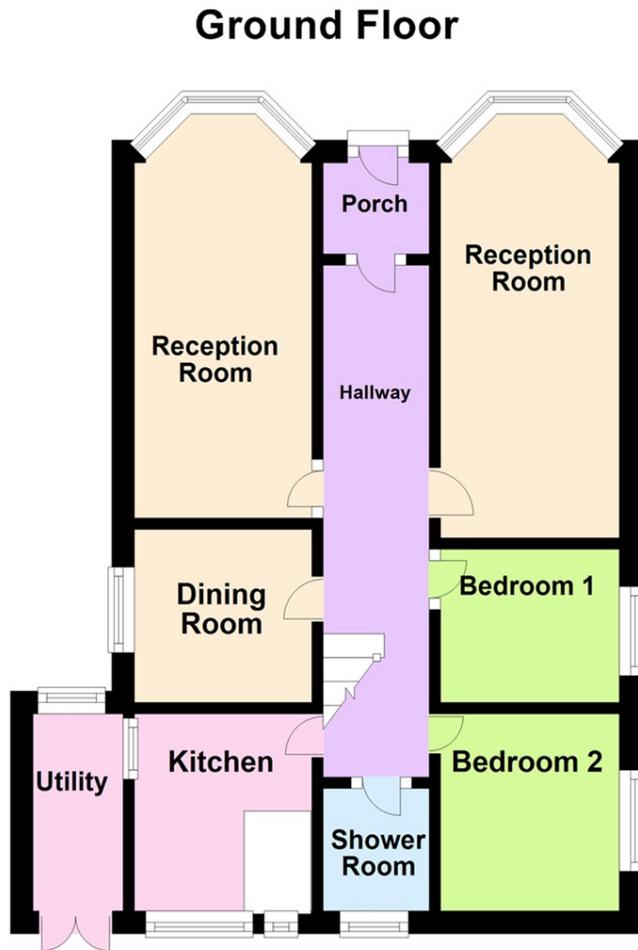
6'9 x 6'5 (2.06m x 1.96m)





- Hall**  
25'5 x 6'9 (7.75m x 2.06m)
- Lounge**  
19'3 x 14'9 (5.87m x 4.50m)
- Living Room**  
17'10 x 13'0 (5.44m x 3.96m)
- Dining Room**  
13'2 x 8'9 (4.01m x 2.67m)
- Bedroom One**  
15'0 x 11'8 (4.57m x 3.56m)
- Bedroom Two**  
14'10 x 11'8 (4.52m x 3.56m)
- Kitchen**  
14'8 x 14'1 (4.47m x 4.29m)
- Utility**  
11'1 7'8 (3.38m 2.34m )
- Cloakroom**  
8'3 x 2'10 (2.51m x 0.86m)
- Shower room**  
7'8 x 7'3 (2.34m x 2.21m)
- Landing**  
17'5 x 6'7 (5.31m x 2.01m)
- Master Bedroom**  
18'5 x 12'1 (5.61m x 3.68m)
- Bedroom Four**  
11'2 x 10'1 (3.40m x 3.07m)
- Bedroom Five**  
16'10 x 9'0 (5.13m x 2.74m)
- Bathroom**  
11'0 x 10'9 (3.35m x 3.28m)
- Outside**

## Floor Plan

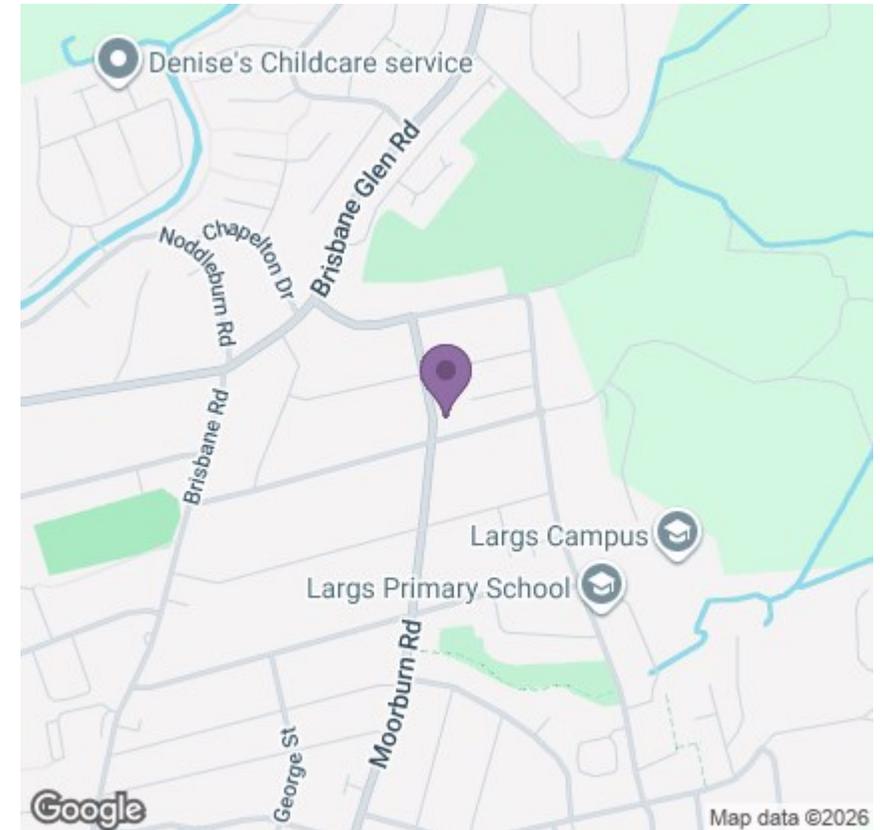


## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

