



44 BOWENCRAIG, LARGS, KA30 8TB

 2 BED  1 BATH  1 PUBLIC



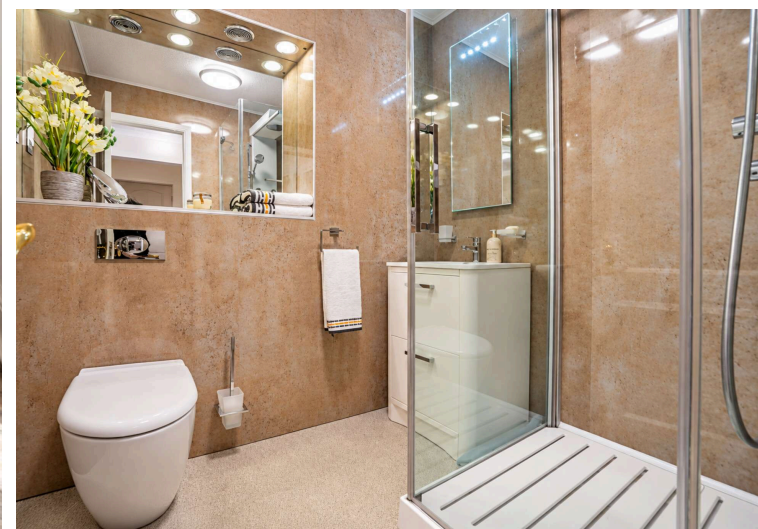
Situated within the highly regarded Bowen Craig development on the popular south side of Largs, 44 Bowen Craig is a first floor apartment enjoying excellent views across the Firth of Clyde to Cumbrae and Arran in the west. The development is set within well maintained communal grounds with residents having gated access to the shorefront and Sandy Bay. Largs itself is a popular coastal town offering a wide range of shops, cafes, restaurants and leisure facilities, together with its promenade, marina and excellent transport links to Glasgow and surrounding areas. The town is also ideally placed for access to the beautiful coastline and the surrounding islands, with views across the Firth of Clyde towards Cumbrae and beyond.



In more detail the apartment is accessed via a well maintained communal entrance hall via a secure entry phone system. Internally, the accommodation provides a reception hall with built in storage leading to a bright lounge/dining room with a westerly aspect and an Optimist fire at its focal point. The lounge has direct views across the Firth of Clyde to Cumbrae with a door opening to a sheltered external balcony also taking advantage of the views. The modern kitchen is fitted with a range of wall and base units with a broad range of integrated appliances and a freestanding fridge/freezer which will be included in the sale. The apartment has two well proportioned double bedrooms both with built in wardrobe storage and a shower room fitted with a three piece suite to include WC, wash hand basin and larger style shower cubicle with thermostatic shower. The development is particularly well maintained and offers residents' parking, while the landscaped communal grounds provide an attractive residential setting. The property's position within Bowen Craig also allows easy access to the shorefront and coastal pathways.



Further benefits include double glazing, gas central heating, cavity wall insulation and residents' parking, with the grounds of the development.



KEY FEATURES



First floor apartment with stunning Firth of Clyde views.



Two well-proportioned double bedrooms.



Bright lounge/dining room with balcony.



Modern fitted kitchen with integrated appliances.



Gated access to shorefront and Sandy Bay.



Well-maintained communal grounds & residents' parking.



ENERGY RATING: B

COUNCIL TAX: E

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



www.taggproperty.com



01475 674628



Home@taggproperty.com



Second Floor



Total area: approx. 60.3 sq. metres (649.6 sq. feet)

44 Bowencraig, Largs



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.