



13 FERNSIDE, LARGS, KA30 8QG

 1 BED  1 BATH  1 PUBLIC

Located on Brisbane Street, 13 Fernside is a traditional top floor apartment in this well maintained central development, half a mile from both the town centre and the popular seafront promenade. Largs is one of Scotland's most desirable coastal towns, renowned for its attractive promenade, marina, excellent local shopping and leisure facilities, and regular rail links to Glasgow. The town also offers a wide range of cafés, restaurants and recreational amenities, while the nearby ferry terminal provides access to the picturesque Isle of Cumbrae. The property has recently been upgraded to include the installation of a new kitchen, new efficient high quality electric storage heaters together with fresh neutral decoration. Accommodation comprises a lounge, fitted kitchen, double bedroom and bathroom, while a fabulous elevated terrace provides superb views over Largs and across the Firth of Clyde towards Arran in the west.

In more detail the property is entered from ground level via a security entry phone system where a stairway gives access to the apartment. Upon entering, a reception hall with two walk in storage cupboards gives access to the lounge. The lounge has excellent views and features a glazed door opening onto a west facing rooftop terrace with 180 degree panoramic aspects over Largs and across the Firth of Clyde to the west. The lounge also provides access to a recently fitted kitchen with a range of modern wall and base mounted units together with integrated appliances to include induction hob, oven, extractor, fridge/freezer, washer/dryer and slimline dishwasher. The double bedroom is a bright spacious room and the bathroom 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 benefits from double glazing and electric central heating which has been upgraded with the installation of Dimplex Quantum Wi-fi controlled storage heaters. There is also a garage located within a block to the rear of the development together with communal parking facilities.

ENERGY RATING: G

COUNCIL TAX: C



Total area: approx. 761.2 sq. feet  
13 Fernside, Brisbane Street, 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.



## GET IN TOUCH

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