



1/R 14, KELBURN COURT, LARGS, KA30 8HN

 2 BED  1 BATH  1 PUBLIC

1/R 14 Kelburn Court is a first-floor flat forming part of a modern and well-maintained residential development, occupying an elevated position, within the popular coastal town of Largs. Situated within yards of the seafront, the property is half a mile to the town centre which provides convenient access to a wide range of amenities. Enjoying panoramic views over the Firth of Clyde towards Cumbrae and the Isle of Arran in the west, this home is presented in excellent internal and external condition and comes with the added advantage of having a private garage.

In more details the accommodation comprises a spacious lounge/dining room, a modern fitted kitchen, two double bedrooms, two walk-in store rooms, and a contemporary shower room. The property is accessed from the rear of the building via a secure entry phone system which leads to a well-maintained communal hallway and stair access to the first floor. Upon entering the flat, the reception hall provides access to all principal apartments and benefits from two large walk-in storage cupboards. The bright and spacious front-facing lounge/dining room features a double window aspect that captures outstanding, uninterrupted views along the coastline and across the Firth of Clyde towards Cumbrae and Arran. The modern kitchen is equipped with a range of wall and base mounted units and an electric oven and hob with extractor hood. The freestanding washing machine and fridge-freezer are also included in the sale. There are two rear-facing double bedrooms, the main bedroom benefiting from built-in wardrobe storage. The accommodation is completed by a stylish, modern shower room fitted with a quality three-piece suite comprising a WC, wash hand basin, and a large walk-in shower cubicle with electric shower.

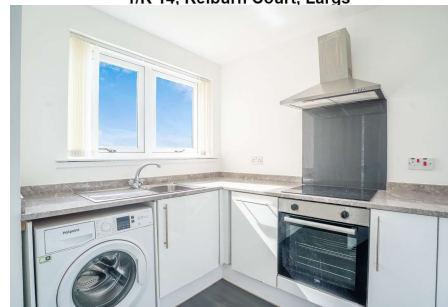
In addition to the above the property has double glazing and electric heating and also has the benefit of its own private garage, alongside owner and visitor parking within the purpose-built car park located to the rear of the development.

ENERGY RATING: C

COUNCIL TAX: E



Total area: approx. 66.2 sq. metres (712.1 sq. feet)
1/R 14, Kelburn Court, 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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