



91A, MAIN ROAD, LARGS, KA29 0AD

 2 BED  1 BATH  1 PUBLIC

91A Main Road is purpose built ground floor apartment located in the centre of the coastal village of Fairlie. This well maintained property enjoys a convenient setting within easy reach of local shops, cafés, and transport links, while also benefitting from its close proximity to Largs, a popular seaside town offering a wide range of amenities including supermarkets, restaurants, leisure facilities, and a scenic promenade. The accommodation comprises a bright lounge, a kitchen fitted with integrated appliances, two bedrooms and a shower room. In addition, the property features a covered carport with power and a garage to the rear of the building, along with further visitor parking.

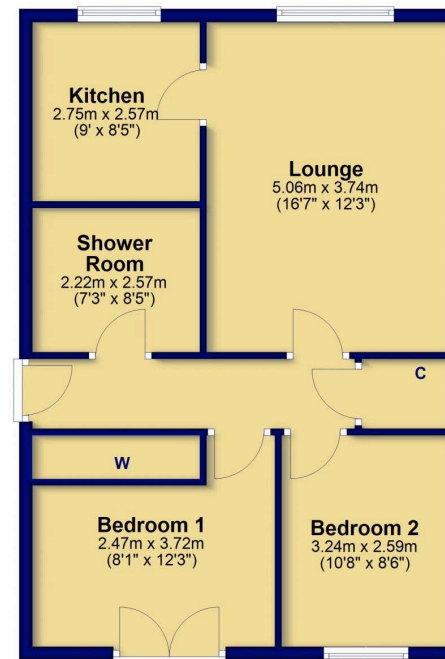
In more detail, the accommodation on offer comprises a well maintained communal entrance hallway accessed via a secure entry phone system. Upon entering the property, there is an internal reception hallway which provides access to a large store room and all apartments. The front facing lounge is bright, well proportioned and offers doorway access to the kitchen, which is fitted with a range of wall and base mounted units and integrated appliances to include an electric hob, oven and extractor hood. There are two bedrooms, both of good size, with the principal bedroom benefitting from built in wardrobe storage. Completing the accommodation is a shower room fitted with a three piece suite to include WC, wash hand basin set within a vanity unit and a separate shower cubicle.

In addition to the above, the property benefits from double glazing, gas central heating, well-maintained communal areas, and a covered carport and garage to the rear, along with additional guest parking.

ENERGY RATING: C

COUNCIL TAX: D

Ground Floor



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

19A Main Road, Fairlie



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.



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