



36 BRISBANE ROAD, LARGS, KA30 8NH

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This rarely available ground floor apartment occupies a sought-after position on Brisbane Road, ideally placed for ease of access to the centre of Largs, with the popular promenade and seafront also within easy reach. The property is presented in good order and provides well proportioned accommodation, with the particular benefits of a private rear garden and valuable parking to the rear of the development. Offering comfortable single-level accommodation within a central location, the apartment will appeal to a broad range of buyers. Largs offers a wide range of local amenities including shops, cafés, restaurants and leisure facilities, together with excellent transport links and the scenic Firth of Clyde coastline. The accommodation comprises entrance vestibule, inner reception hall with storage cupboard, front-facing lounge/dining room with box bay picture window, kitchen, two double bedrooms and wet room.

In more detail, the apartment is entered through an entrance vestibule which opens into the inner reception hall, where there is a useful storage cupboard. The front-facing lounge/dining room is generously proportioned and features an attractive box bay picture window providing an ideal dining area, with a fireplace forming a focal point to the room. The kitchen is accessed from the rear of the lounge and is fitted with a range of wall and base mounted units, together with free-standing appliances which may be included in the sale. A glazed door provides direct access to the private rear garden. There are two double bedrooms, both with built-in wardrobe storage, and a wet room fitted with a modern suite comprising WC, wash hand basin and shower area with electric shower.

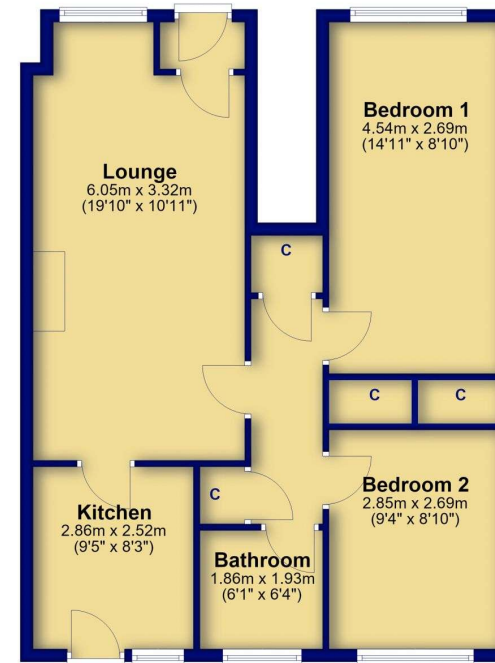
A particular feature of the apartment is the private rear garden, providing valuable outdoor space which is not always available with properties of this type. Designed for low maintenance, the garden has paved areas, chipped borders and a garden shed, which is included in the sale. There is also a useful external storage cupboard to the front of the property, together with valuable off-street parking to the rear of the development. The property further benefits from double glazing and gas central heating. With its ground floor position, private garden, parking and convenient location within walking distance of Largs town centre and seafront, the apartment offers an attractive combination of accommodation and amenities.

Early viewing is recommended.

**ENERGY RATING: D**

**COUNCIL TAX: C**

## Ground Floor



Total area: approx. 67.5 sq. metres (726.3 sq. feet)  
**36 Brisbane Road, 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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