



14 MARINE COURT, LARGS, KA29 0BN

 2 BED  1 BATH  1 PUBLIC



14 Marine Court is a semi detached chalet style villa occupying an enviable position within yards of Fairlie Beach and the range of amenities available within the village. Marine Court is a small development of modern homes, and properties within this sought after setting rarely come to the market. The property is also well placed for access to Fairlie railway station, which provides a direct rail link to Glasgow and other destinations. Fairlie itself is a picturesque coastal village situated on the Firth of Clyde to the south of the main centre of Largs, renowned for its attractive village setting marina, beach, sailing and excellent coastal walks, while also being within easy commuting distance of Glasgow and the surrounding towns. The property is presented in good condition throughout and offers accommodation comprising entrance hallway, bright lounge, dining sized kitchen, two double bedrooms and modern bathroom. Low maintenance gardens extend to the front and rear, with a chipped area to the front and a split level paved terrace to the rear.

In more detail the accommodation is accessed via an entrance hallway which gives access to a bright and spacious lounge with an under stair storage cupboard enjoying a pleasant westerly aspect. The lounge provides doorway access to a dining sized kitchen, fitted with a range of wall and base mounted units incorporating integrated appliances including oven, ceramic hob and extractor. The free standing fridge freezer may be included in the sale. The kitchen benefits from sliding patio doors, together with a further doorway providing direct access to the rear gardens. On the upper landing are two double bedrooms, with one having a front facing aspect and the other overlooking the rear gardens. The main bedroom has built in wardrobe storage. A modern bathroom fitted with a three piece suite comprising WC, wash hand basin with vanity unit and bath with over bath shower complete the accommodation on offer.

In addition to the above, the property benefits from double glazing, gas central heating and low maintenance gardens to both the front and rear. The front garden has been laid with a mixture of decorative chips and a monobloc pathway, while the enclosed rear garden is predominantly paved with a split level terrace. Currently the property is fitted with a Stanna stairlift but this will be removed at the request of the purchaser.



KEY FEATURES

On the level living

Large dining kitchen

Modern recently fitted bathroom

Close to the water front

Village living

ENERGY RATING: C

COUNCIL TAX: D

GET IN TOUCH



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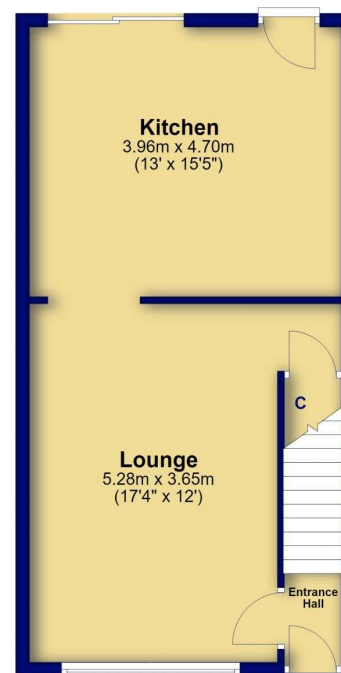
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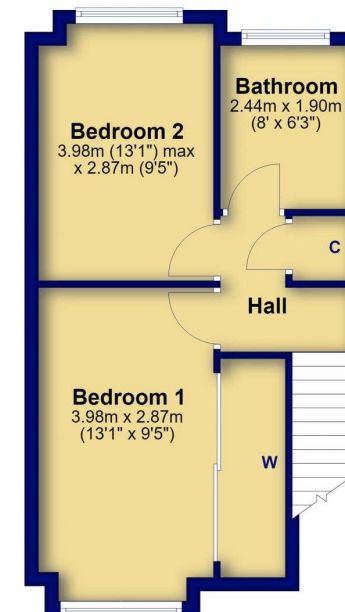
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Ground Floor



First Floor



Total area: approx. 76.8 sq. metres (827.0 sq. feet)

14 Marine Court, 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.