



56 KELBURN AVENUE, LARGS, KA29 0AU

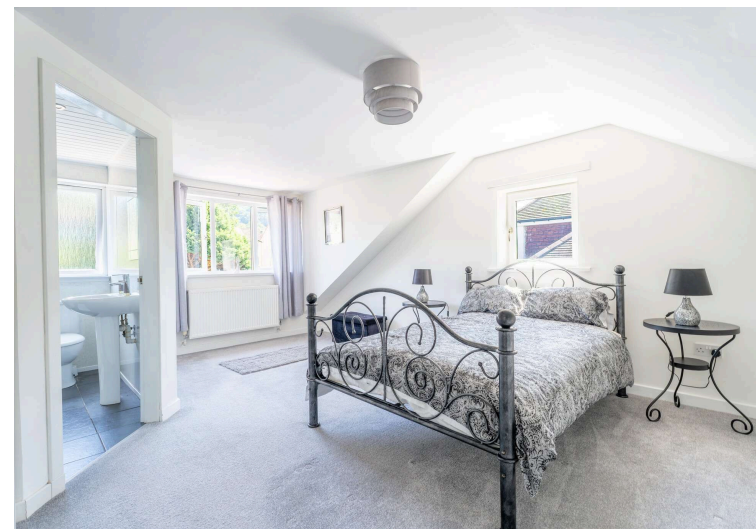
 4 BED  3 BATH  2 PUBLIC



56 Kelburn Avenue, Fairlie is an immaculate, detached, traditionally built bungalow situated on this exclusive private road, enjoying views to the Firth of Clyde towards Cumbrae and Arran to the west. Presented in truly walk in condition, the property offers spacious and versatile family accommodation comprising a semi open plan lounge and dining room, a modern fitted kitchen, two ground floor bedrooms and a family bathroom. The upper floor has been thoughtfully developed to provide two further generous double bedrooms together with an office/study area. Both upper bedrooms benefit from modern three piece en suite shower rooms. The property is complemented by carefully tended landscaped gardens to the front and rear, driveway parking and a detached garage. Fairlie is a very popular coastal village situated a short distance to the south of the main centre of Largs with its wide range of amenities. Both Fairlie and Largs have direct rail services to Glasgow in the north with Largs Marina, the largest in Scotland less than a mile from the property.

In more detail, the accommodation comprises an entrance vestibule opening to the lounge and dining room. The west facing lounge has a picture window and an attractive fireplace forming the focal point of the room. The lounge is laid on a semi open plan basis to the dining room, which also enjoys views across the front gardens towards Fairlie Bowling Green and the Firth of Clyde. The lounge and dining room have solid oak flooring. A doorway from the dining room leads to a spacious modern fitted kitchen which is equipped with a range of wall and base units together with integrated appliances to include electric oven, ceramic hob and extractor. A freestanding dishwasher, washing machine and fridge freezer may also be included in the sale. UPVC French doors from the kitchen open directly onto the enclosed rear gardens. The flexible ground floor layout provides for two double bedrooms, one of which benefits from built in storage, together with a family bathroom fitted with a three piece suite comprising WC, wash hand basin and bath with electric over bath shower. A staircase from the ground floor leads to the upper landing where there are two further double bedrooms, each featuring a three piece en suite shower room. An additional office/study area provides an ideal space for home working.

In addition to the above, the property benefits from double glazing and gas central heating with the boiler guaranteed for maintenance until 2034. The attractive landscaped front gardens are carefully maintained, with a driveway leading to a single detached garage with recently replaced up and over door. The enclosed rear gardens are laid with chipped areas, a greenhouse and beds planted with a variety of seasonal shrubs and flowers. A noteworthy feature of the property is that ownership includes the area of ground to the west of the private road. This helps preserve the property's outstanding open outlook and provides reassurance that no further development can take place on this section of land, protecting the views enjoyed from the property.



KEY FEATURES



Land ownership includes the plot across the private road, permanently protecting the open coastal views.



West-facing lounge with solid oak flooring and panoramic views of the Firth of Clyde, Cumbrae, and Arran.



Thoughtfully developed upper level adding two large double bedrooms, both with modern ensuite shower rooms.



Flexible layout with up to four double bedrooms plus a dedicated home office/study area.



Modern dining kitchen with French doors opening directly onto enclosed, landscaped gardens.



Long-term peace of mind with a gas central heating boiler guaranteed for maintenance until 2034.



ENERGY RATING:

COUNCIL TAX:

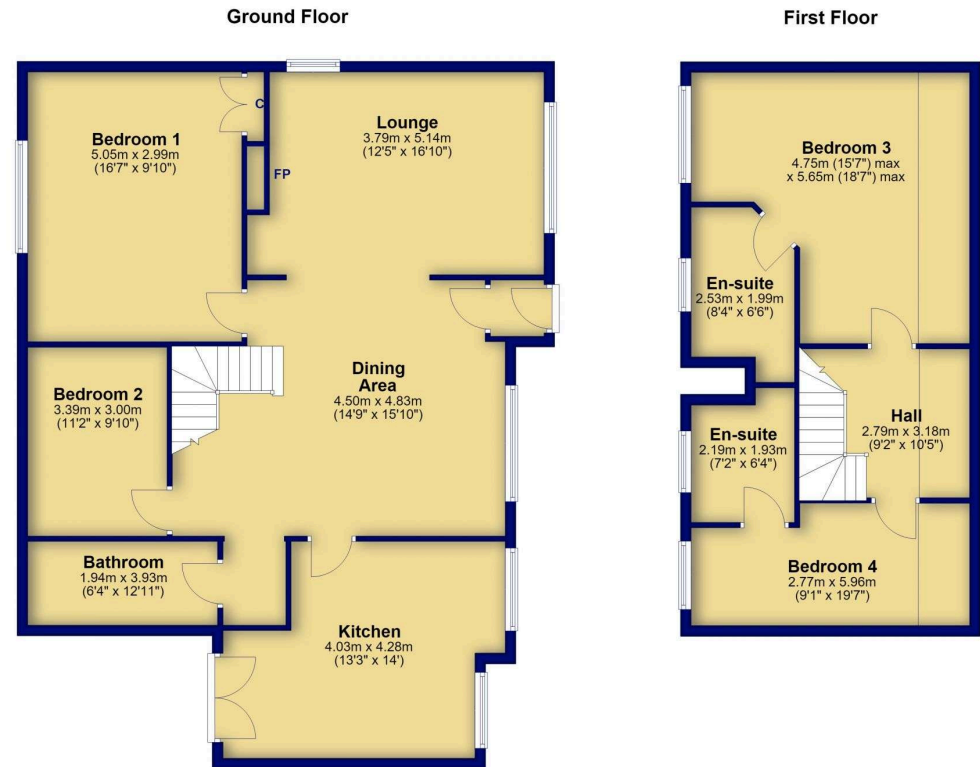
GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

 www.taggproperty.com

 01475 674628

 Home@taggproperty.com



Total area: approx. 168.6 sq. metres (1815.2 sq. feet)
56 Kelburn Avenue, 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.