



67 EASTERN AVENUE, LARGS, KA30 9EQ

 2 BED  1 BATH  PUBLIC

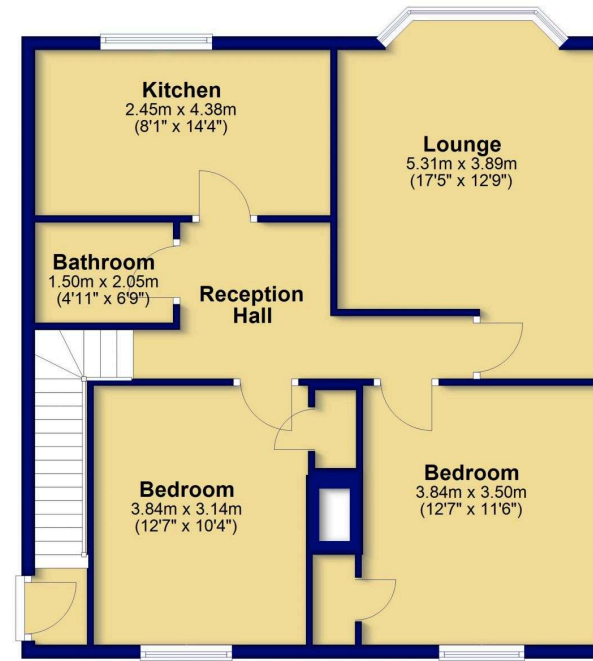
67 Eastern Avenue is a traditionally built upper quarter villa well placed for access to the local amenities of the area, including the nearby Largs Educational Campus and Inverclyde Sports Centre, while the town centre and seafront promenade are also within easy reach. Largs is a popular coastal town situated on the Firth of Clyde, offering a wide range of local amenities including independent shops, supermarkets, restaurants, leisure facilities, and regular rail links to Glasgow. The property itself is in need of complete upgrading, refurbishment, and improvement, and is offered for sale as seen with no warranties given. The accommodation comprises a lounge, kitchen, two double bedrooms, bathroom, and an area of garden to the rear. In more detail the property is entered at street level, where a stairway leads to an inner reception hall. The reception hall opens to a lounge with bay window formation overlooking the front of the property. The kitchen is fitted with a range of older style wall and base mounted units. There are two double bedrooms, both benefitting from built in wardrobe storage and a bathroom fitted with a three piece suite comprising WC, wash hand basin, and bath.

In addition to the above, the property benefits from double glazing, gas central heating, and gardens to the rear. Please note this property is sold as seen. No warranties or guarantees will be provided in respect of the property or any services, systems, or appliances contained therein, and no appliances have been tested.

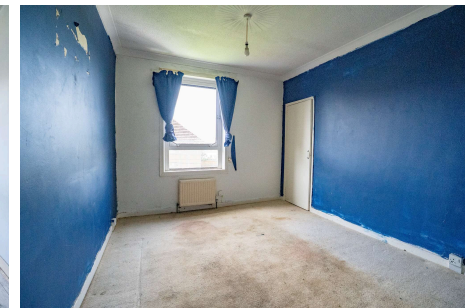
ENERGY RATING: D

COUNCIL TAX: UNKNOWN

### First Floor



Total area: approx. 73.1 sq. metres (787.2 sq. feet)  
**67 Eastern Avenue, 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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