



9 SPRINGFIELD GARDENS, LARGS, KA30 8EH

1 BED 1 BATH 1 PUBLIC

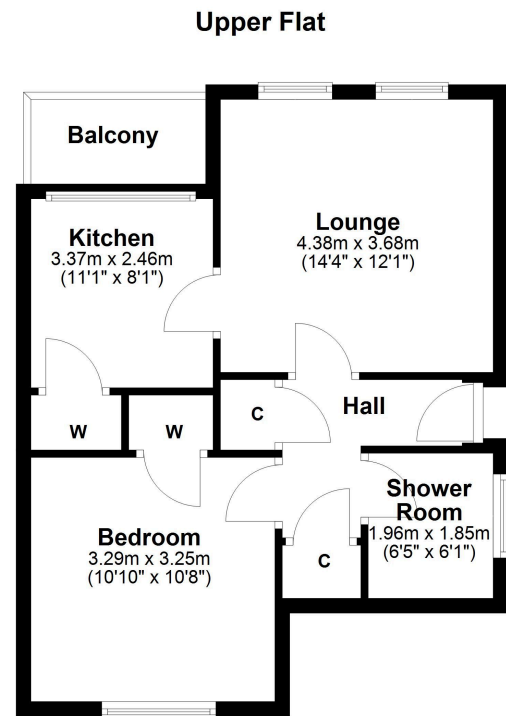
9 Springfield Gardens, Largs is a charming apartment within this very iconic, highly regarded and noticed small development of apartments enjoying excellent views over Largs, the Firth of Clyde and Cumbrae to Arran in the west. The accommodation on offer comprises a reception hall, a lounge with open aspects, external balcony, a fitted kitchen also enjoying views, a double bedroom and a modern shower room. The property further benefits from gas central heating, double glazing and a large integral garage.

The development itself sits in manicured garden grounds and is located less than a mile from the shoreline and centre of Largs with its wide range of amenities, shops, bars, restaurants, train and bus terminals. In more detail, the accommodation comprises a reception hallway with a large storage cupboard. The reception hall opens into a bright lounge with excellent views over Largs towards the Firth of Clyde and Cumbrae. The lounge provides doorway access to an attractive external balcony with a westerly aspect and panoramic Firth of Clyde views. The lounge also opens to a modern kitchen fitted with a range of wall and base mounted units with breakfast bar and integrated appliances to include a gas hob and oven. The kitchen has excellent elevated views, is plumbed for a washing machine and incorporates a built in storage cupboard. There is a double bedroom positioned to the rear of the reception hall with built in wardrobe storage, together with a modern shower room fitted with a three-piece suite comprising a larger-style shower cubicle with electric shower, WC and wash hand basin.

The property further benefits from double glazing, gas central heating, a drying green to the rear of the apartment and a large integral garage equipped with power and light. Further visitor parking is available within the well-maintained grounds of the development.

ENERGY RATING: D

COUNCIL TAX: C



Total area: approx. 42.7 sq. metres (459.3 sq. feet)  
**9 Springfield Gardens, 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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