



25 Curlinghall
, Largs, KA30 8LB

Offers over £205,000



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Situated in the sought after Curlinghall development this immaculate ground floor two bed roomed flat will appeal to a broad sector of the market. Main door entrance offering hall, two bedrooms and two showers rooms, one ensuite from the master bedroom. lounge and kitchen.

The current owner has upgraded and renovated to a high-specification and combines the natural warmth of oak with modern, integrated technology with premium finishes throughout the home.

The kitchen features a blend of traditional and contemporary elements, with oak slab style cabinets and glass wall units providing a balanced, light-filled workspace,. A quartz worktop offers a non-porous, durable surface that seamlessly integrates with an undermounted sink, integrated Hisense appliances include an electric hob, eye level built in electric oven and built in microwave, new kitchen windows have been fitted. A half-glazed door connects the tiled kitchen to the living area, maximizing natural light flow between rooms.

Both bedrooms are fitted with WiFi-enabled heaters for remote climate control, while bathrooms feature new oil-filled wall-mounted towel rails. A thermostatic power shower with a dual rain head provides a spa-like experience with consistent temperature control.

Luxury vinyl click (LVC) flooring is installed throughout, providing a hard-wearing, water-resistant finish classic oak
Feature LED light fittings are installed in the kitchen, hall, bedrooms, and bathrooms for energy-efficient, stylish illumination, modern blinds have been fitted throughout.

Electric Heating
EPC Rating - C
Council Tax Band - E

Hall





- Lounge**
13'3 x 12'9 (4.04m x 3.89m)
- Master Bedroom**
12'10 x 11'4 (3.91m x 3.45m)
- EnSuite**
6'10 x 4'7 (2.08m x 1.40m)
- Bedroom Two**
11'4 x 9'11 (3.45m x 3.02m)
- Kitchen**
9'5 x 8'9 (2.87m x 2.67m)
- Shower Room**
8'4 x 7'5 (2.54m x 2.26m)
- Outside**



Floor Plan

Ground Floor

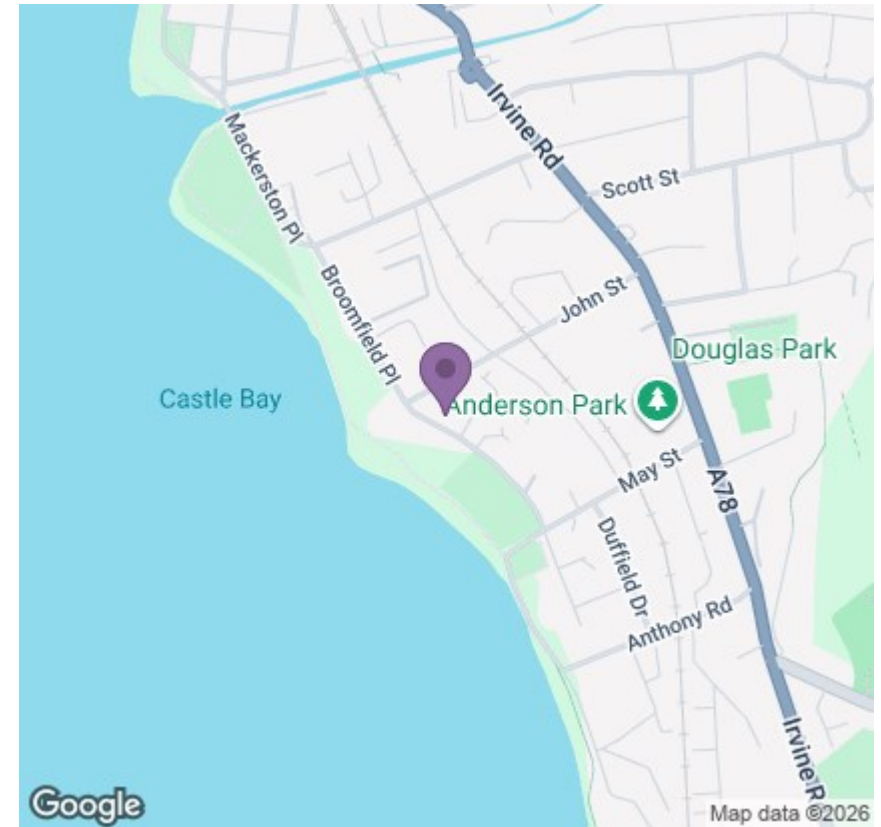


Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

