

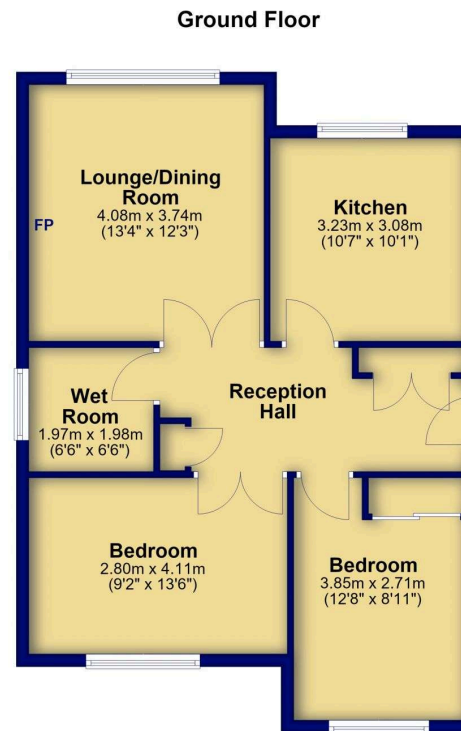


3B, JOHN STREET, LARGS, KA30 8DT

2 BED 1 BATH 1 PUBLIC

Situated on John Street, one of Largs' most desirable residential addresses, this ground floor flat enjoys an excellent location just minutes from the seafront promenade and within easy reach of the town centre and its wide range of local amenities. The property has a lounge with southerly aspect, two double bedrooms, modern wet room and breakfasting kitchen. The building benefits from a no-step access and is entered via secure entry phone system. On entering the flat itself there is an inner reception hallway with two useful storage cupboards. The lounge with widened doorway access is to the front of the property and is a welcoming, bright, south facing room with a coal effect electric fire as its focal point. The kitchen also has a southerly aspect and has space for table and chairs. It is fitted with a range of modern wall and base units with butchers block effect work surfaces and integrated appliances to include oven, hob and extractor hood. All white goods are included in the sale. The property has 2 double bedrooms, the main bedroom has fitted wardrobe storage and the second bedroom has a widened doorway for ease of access. The contemporary-style wet room features modern grey wall tiling, a white suite and a practical, easy-maintenance finish. In addition the property has gas central heating, allocated off street parking with shrubbery borders and a neatly maintained communal garden and drying green to the rear of the development.

The popular seaside town of Largs is renowned for its charming coastal atmosphere and beautiful setting on the Firth of Clyde. Residents can enjoy leisurely walks along the Victorian promenade, waterfront dining, and independent shopping. For any sailing enthusiasts, the town has its own Marina. The nearby ferry terminal provides access to the Isle of Cumbrae, making it easy to enjoy a day trip to the seaside town of Millport. Largs also benefits from rail links to Glasgow, making it an appealing choice for commuters as well as those seeking a relaxed coastal lifestyle.



Total area: approx. 62.8 sq. metres (676.1 sq. feet)
3B John Street, 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.



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