



87 Kelvin Street
, Largs, KA30 9BB

Offers over £125,000



87 Kelvin Street

, Largs, KA30 9BB

This immaculate well presented two bedroom ground floor quarter villa with driveway, front and back gardens is sure to appeal to a broad sector of the market. Largs Campus and the Inverclyde National Sports Centre are both located nearby and just a short walk takes you into the town centre with its range of cafes, bars, restaurants and independent shops. The accommodation in more detail is entrance hall, living room, two double bedrooms, kitchen with range of wall and floor mounted units and stylish modern bathroom. This property benefits from having front and back access as well as private driveway. The back garden has been well cared for and offers a private space to enjoy the outdoors.

Council Tax Band A
EPC Rating - C
GCH

Hall

18'6 x 4'7 at widest (5.64m x 1.40m at widest)

Living Room

15'7 x 12'0 (4.75m x 3.66m)

Bathroom

8'0 x 4'8 (2.44m x 1.42m)

Kitchen

11'0 x 7'11 (3.35m x 2.41m)

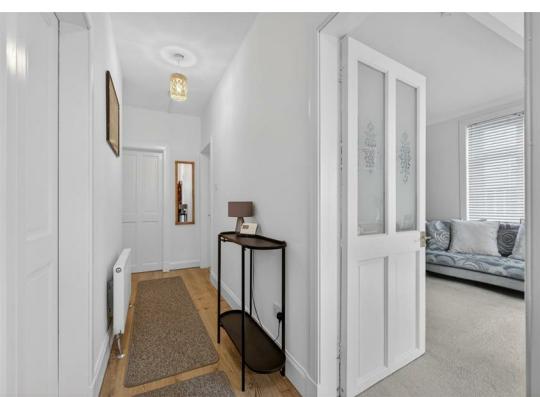
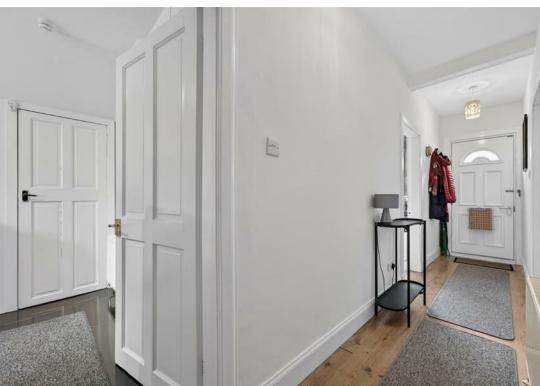
Bedroom One

11'9 x 9'9 (3.58m x 2.97m)

Bedroom Two

13'8 x 10'8 (4.17m x 3.25m)

Outside





Floor Plan

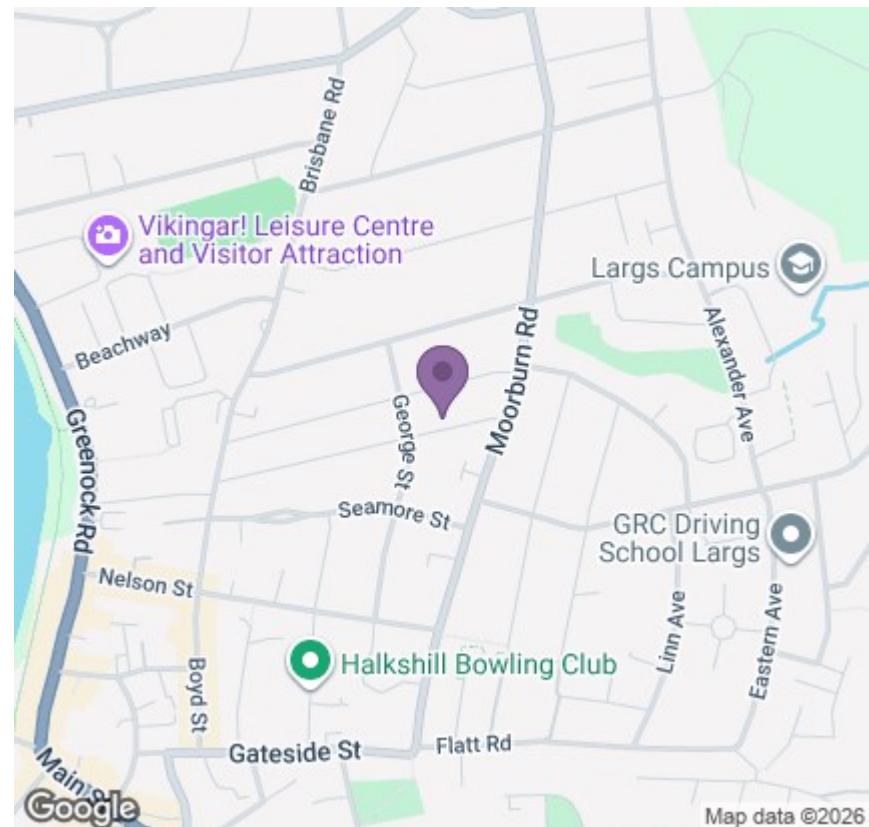
Ground Floor



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.