



2 BANKHOUSE AVENUE, LARGS, KA30 9PG

3 BED

2 BATH

4 PUBLIC



2 Bankhouse Avenue, Largs is a superb traditional detached bungalow situated within a quiet and sought-after residential area on the south side of Largs. The property is presented in excellent condition and benefits from a thoughtfully designed upper-floor extension, creating an impressive master bedroom with en suite bathroom in addition to two further bedrooms on the ground floor, lounge, dining room, kitchen, utility room, family room and shower room. Conveniently located, the property lies less than half a mile from Largs town centre and within a similar distance of the shoreline, offering easy access to local amenities, transport links, and the promenade.

In more detail the accommodation on the ground floor comprises an entrance vestibule leading into a welcoming reception hall. From here, access is provided to a bright and comfortable lounge, which in turn leads through to a room currently used as a formal dining room. This versatile space features French door access to a small courtyard and also provides direct access to the kitchen. The kitchen is fitted with a modern range of wall and base mounted units and integrated appliances including a fridge freezer and dishwasher, along with a freestanding gas cooker, which may be included in the sale. The kitchen is laid on an open-plan basis to a utility room, plumbed for a washing machine, with a doorway leading out to the rear gardens. The utility area flows on a semi-open plan basis into a small informal living room, creating a practical and sociable layout. Also on the ground floor are two well-proportioned double bedrooms and a family shower room. The shower room is fitted with a modern three-piece suite, including a larger-style shower cubicle with thermostatic shower, wash hand basin with vanity unit, and WC. A staircase from the rear living/family room leads to the upper floor, where the spacious master bedroom is located. This bedroom benefits from access to a three-piece en suite bathroom, fitted with a large corner bath, WC, and wash hand basin.

Further features of the property include gas central heating and double glazing. Externally, the property offers monobloc driveway parking and attractive chipped gardens to the front planted with shrubs and mature trees. To the rear are spacious, fully enclosed gardens with a preferred southerly aspect enjoying views to Douglas Park Bowling Club. The rear gardens are laid with paved terraces, an area of artificial lawn and also feature a summer house and a well-maintained shed, both of which are included in the sale.



## KEY FEATURES



Detached bungalow



3 Bedrooms



Spacious, fully enclosed gardens



Driveway parking



Less than half a mile from Largs town centre



Views to Douglas Park Bowling Club.



ADD TEXT

ENERGY RATING: D

COUNCIL TAX: E

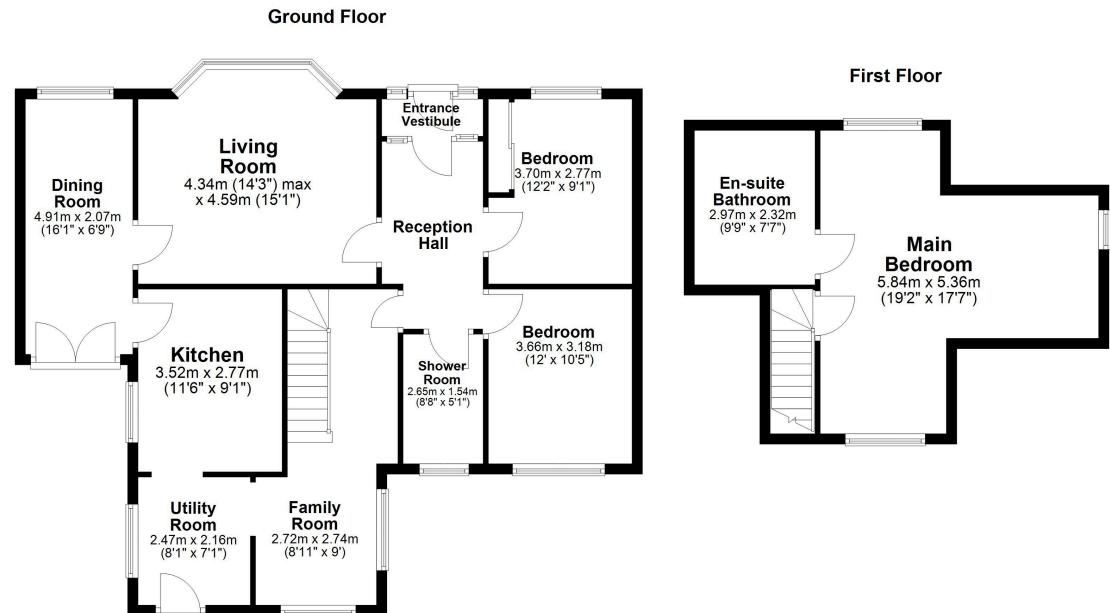
## GET IN TOUCH

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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.