



60 BOWENCRAIG, LARGS, KA30 8TB

2 BED 1 BATH 1 PUBLIC



Situated within the highly regarded Bowencraig development of apartments, this impressive second floor flat is presented to the market in immaculate internal condition and benefits from some outstanding views across the Firth of Clyde towards the Isle of Cumbrae and Arran. Bowencraig is ideally positioned adjacent to the shoreline and is approximately equidistant from Largs town centre and Scotland's largest marina. The development is particularly well placed for enjoying the area's coastal walks and seafront, while the centre of Largs provides an excellent range of local amenities including shops, cafés, restaurants and transport links. Largs itself is a popular coastal town on the Firth of Clyde, renowned for its attractive seafront, marina, ferry connection to Cumbrae and excellent road and rail links, including a direct rail service towards Glasgow. The accommodation comprises reception hall, lounge/dining area, external balcony, kitchen, two double bedrooms and shower room.



In more detail the property is entered via a well maintained communal entrance hallway, accessed via a secure entry phone system. A stairway leads to the second floor, where a reception hall with storage cupboard provides access to all principal apartments. The lounge/ dining area has a westerly aspect and has excellent views across the Firth of Clyde towards Cumbrae and Arran to the west. The lounge / dining area also provides direct access to the external balcony, which enjoys southerly and westerly aspects across the Firth, creating an ideal outdoor space from which to appreciate the exceptional surroundings. The hall also opens to a kitchen, fitted with a range of oak finished wall and base mounted units, together with integrated appliances to include gas hob, oven and extractor. The kitchen is plumbed for both washing machine and dishwasher, with the freestanding dishwasher, washing machine and fridge freezer included in the sale. There are two double bedrooms, both benefitting from built in wardrobe storage. The principal bedroom has a window overlooking the external balcony and has fine views across the Firth of Clyde. Completing the accommodation is a modern shower room, fitted with a three piece suite comprising WC, wash hand basin with vanity unit and corner shower enclosure with thermostatically controlled shower.



In addition to the above, the property benefits from double glazing, including a number of recently renewed double-glazed units, gas central heating, substantial loft storage, communal drying area and ample residents' and visitor parking within the grounds of the development. Residents also have the benefit of private access to a gated exit from Bowencraig onto the coastal paths, which extend in both directions towards Largs town centre and Largs Marina. This is a beautifully presented apartment in an enviable coastal location with no forward chain for the purchaser, offering a combination of excellent accommodation, superb views and convenient access to the many amenities and attractions that Largs has to offer.



KEY FEATURES

Impressive two bedroom second floor apartment

Outstanding views across the Firth of Clyde

Close to Largs town centre, seafront and the marina

Presented to the market in immaculate internal condition

Substantial loft storage and communal drying area

Ample residents' and visitor parking



ENERGY RATING: C

COUNCIL TAX: E

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



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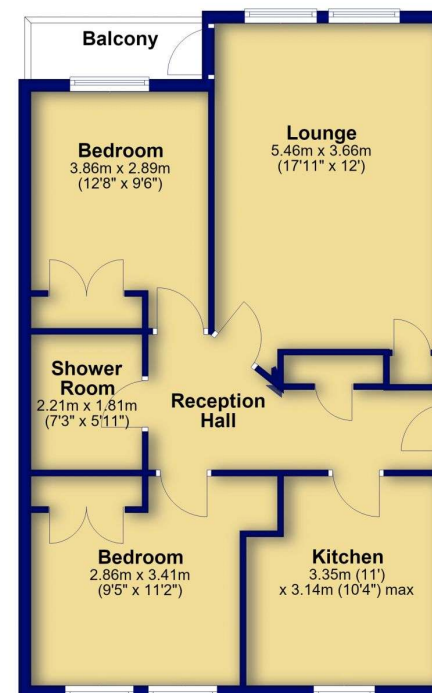
01475 674628



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Second Floor



Total area: approx. 64.9 sq. metres (698.3 sq. feet)

60 Bowencraig, 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.