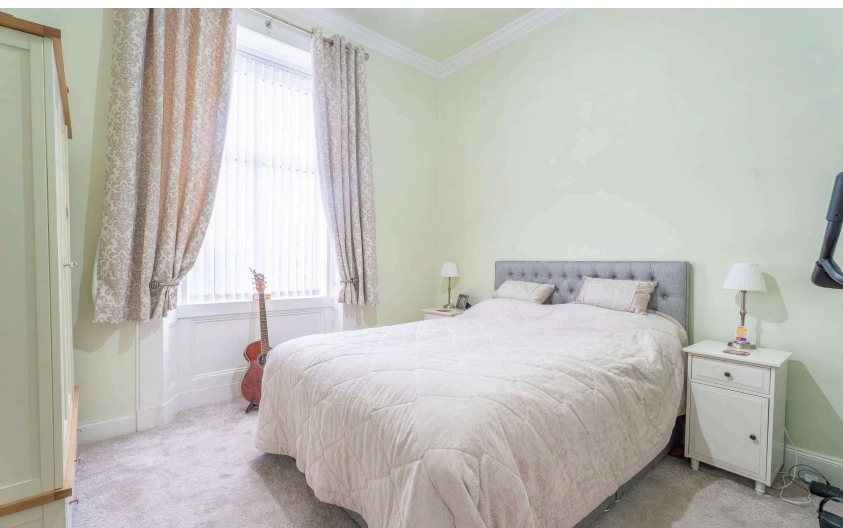
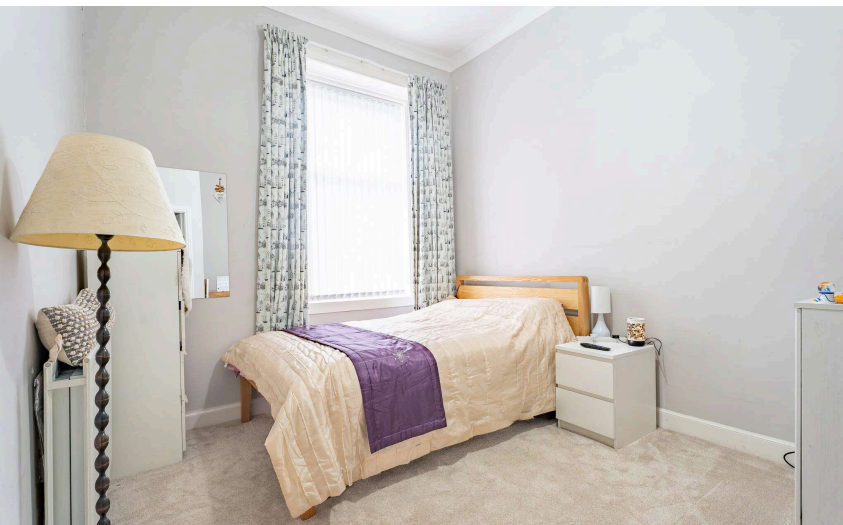




63 BRISBANE STREET, LARGS, KA30 8QP

 2 BED  2 BATH  1 PUBLIC



63 Brisbane Street, Largs is a charming traditionally built sandstone fronted ground floor apartment occupying a desirable position in one of Largs established residential addresses. Presented in excellent internal and external condition, the property offers spacious accommodation comprising entrance vestibule, reception hallway, lounge, dining sized kitchen, two double bedrooms with the principal bedroom having an ensuite WC/ cloakroom and shower room. Further benefits include private parking, a substantial storage shed and an enclosed private rear garden. Largs is one of the west coast of Scotland's most popular seaside towns, renowned for its attractive promenade, yacht marina, excellent range of shops, restaurants and leisure facilities. The town benefits from regular rail links to Glasgow and offers easy access to the ferry service to Cumbrae, making it an ideal location for both permanent residence and holiday accommodation.

In more detail the property is accessed via an entrance vestibule which leads to a broad reception hallway. To the front of the property, the spacious lounge enjoys a bright southerly aspect and features a bay window overlooking the front gardens. To the rear of the reception hall is a dining sized kitchen fitted with a range of wall and base mounted units together with integrated appliances to include a gas hob, double oven and extractor. A freestanding fridge freezer and washing machine may also be included in the sale. The kitchen has doorway access to the rear of the property. There are two generous double bedrooms, one front and one rear facing. The principal bedroom benefits from an en suite WC/cloakroom. The accommodation is completed by a modern fully tiled shower room fitted with a three piece suite comprising wash hand basin, WC and walk in shower cubicle.

Externally, the property benefits from private parking and a substantial detached storage shed. To the rear there is an enclosed private garden area



KEY FEATURES

Charming sandstone-fronted ground floor apartment.

Private off-road parking and substantial detached storage shed.

Two generous double bedrooms, including a master with ensuite.

Enclosed, low-maintenance private rear garden.

Bright, south-facing lounge with classic bay window.

Modern shower room.

ADD TEXT

ENERGY RATING: C

COUNCIL TAX: D

GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

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Ground Floor



Total area: approx. 79.3 sq. metres (853.8 sq. feet)

63 Brisbane 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.