



16 ELDERSLIE GARDENS, LARGS, KA30 8FD

 3 BED  3 BATH  1 PUBLIC



16 Elderslie Gardens is an immaculate ground floor section of this beautiful blonde sandstone building set within one of Largs most admired residential developments. Elderslie Gardens forms part of a distinctive conversion and development centred around an impressive former hotel constructed in the 19th century, with the surrounding properties designed to complement the character and scale of the original building. This particular property is possibly the finest apartment within the traditional section and is presented in excellent order throughout, offering a generously proportioned, flexible layout. The accommodation comprises a reception hallway, large lounge with dining area, three double bedrooms with the master enjoying an informal dressing/lounge area and en suite shower room, a guest bedroom with en suite, and a third double bedroom which could be utilised as an office or study if required. There is a fully fitted kitchen and main bathroom. The property further benefits from gas central heating and double glazing.

In more detail, the property is entered via a security entry phone system where a well presented communal entrance hallway gives access to the apartment. Upon entering, a reception hall with two large storage cupboards gives access to a front facing lounge with excellent views over Broomlands towards the Firth of Clyde, Cumbrae and Arran in the west. The kitchen also has excellent water views and is fitted with a range of wall and base mounted units with integrated appliances to include oven, microwave combination oven, extractor, dishwasher, washing machine, washer/dryer and fridge freezer. The property has three double bedrooms, two of which are rear facing, with the guest bedroom benefitting from a three piece en suite shower room. The third bedroom could easily be used as a home office or study as required. The master bedroom has access to a three piece en suite shower room together with an attractive lounge/dressing area with a bay window and fitted wardrobe storage. This charming part of the apartment makes a fabulous informal lounge area with panoramic views across Broomlands towards the Firth of Clyde, Cumbrae and Arran in the west. The main bathroom is fitted with a three-piece suite comprising WC, wash hand basin and bath and completes the accommodation on offer.

In addition to the above, the property benefits from double glazing, gas central heating and ample allocated and communal parking to the rear of the development.



## KEY FEATURES



Ground floor conversion of iconic blonde sandstone building



Immaculate condition



Stunning Views



Master bedroom with ensuite and own lounge area



3 double bedrooms



ENERGY RATING: C

COUNCIL TAX: F

## GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

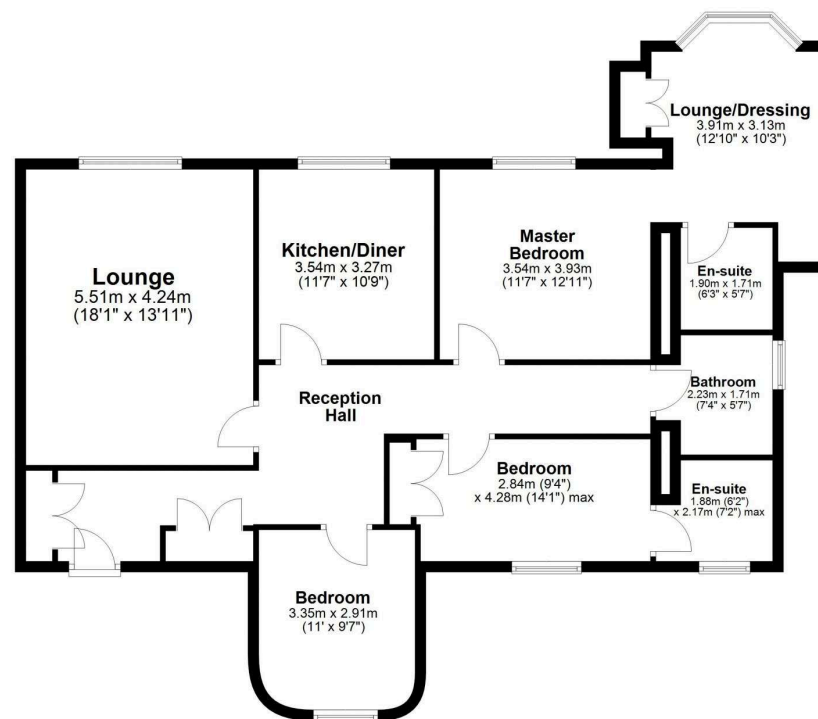
 [www.taggproperty.com](http://www.taggproperty.com)

 01475 674628

 [Home@taggproperty.com](mailto:Home@taggproperty.com)



### Ground Floor



Total area: approx. 120.2 sq. metres (1293.8 sq. feet)  
**16 Elderslie Gardens, 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.