



60 BOWENCRAIG, LARGS, KA30 8TB

 2 BED  1 BATH  1 PUBLIC



Bowencraig is an established development of apartments located on the ever popular south side of Largs, enjoying an elevated position with broad outlooks over the Firth of Clyde. The development is known for its attractive communal areas and peaceful setting, while remaining within a short distance to the town centre, seafront promenade, Marina and Golf Club. Largs itself is a highly desirable coastal town offering a wide range of amenities including shops, supermarkets, cafes, restaurants, and excellent transport links by road and rail to Glasgow and beyond. The promenade and marina are particular highlights, making the area especially popular with a broad range of buyers. This second floor flat is a well maintained two bedroom property which benefits from views of the Firth of Clyde from the lounge, external balcony and main bedroom.



The accommodation comprises a lounge, balcony, kitchen, two double bedrooms and a shower room. In more detail, the property is entered via a well maintained communal entrance hallway, accessed through a secure intercom entry system. On entering, there is a reception hall with storage cupboard leading to all rooms. The lounge is a bright west facing apartment with a storage cupboard and doorway access to a sheltered balcony with views to the Firth of Clyde. The lounge also features attractive water views. The kitchen is fitted with a range of wall and base units with integrated appliances including an electric oven and gas hob, with a freestanding fridge freezer, washing machine, and dishwasher which may be included in the sale. The property has two double bedrooms, both with built in wardrobe storage and a modern three piece shower room comprising WC, wash hand basin set within a vanity unit, and separate shower cubicle.



In addition to the above, the property benefits from gas central heating, double glazing, and ample allocated and visitor parking within the well maintained grounds of the development.



## KEY FEATURES

Stunning coastal views

Bright, well maintained living space

Private balcony with sheltered aspect

Convenient location

Spacious two bedroom layout

Resident parking



ENERGY RATING: C

COUNCIL TAX: E

## GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

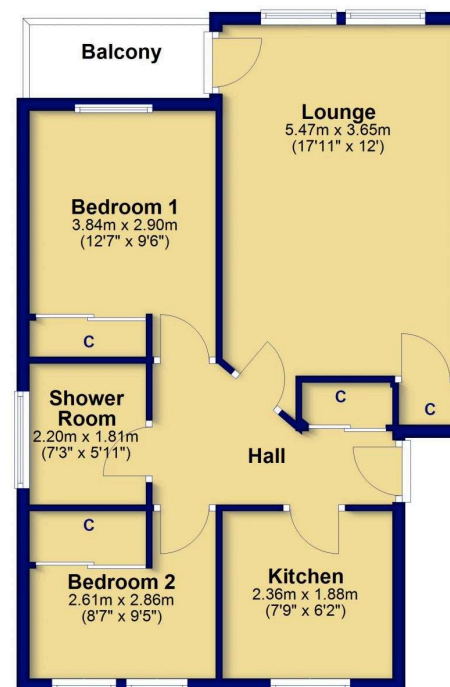
 [www.taggproperty.com](http://www.taggproperty.com)

 01475 674628

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



### Second Floor



Total area: approx. 64.7 sq. metres (696.9 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.