

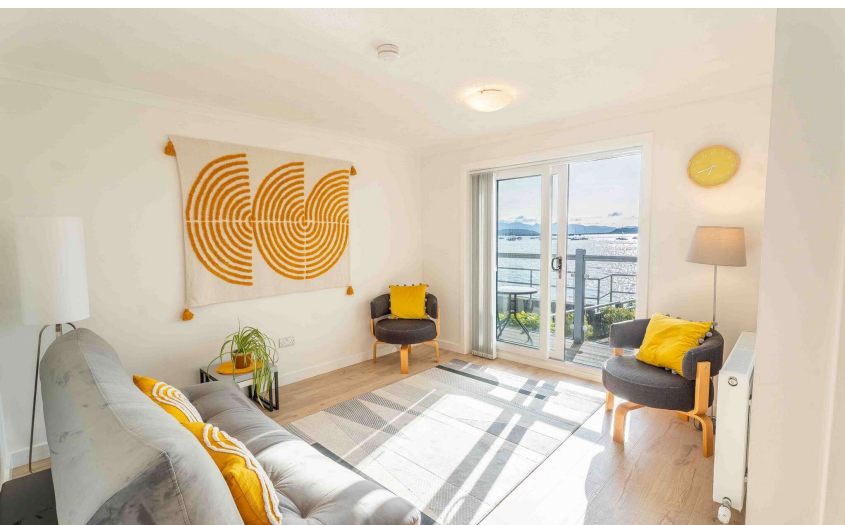


37 BAY STREET, LARGS, KA29 0AL

 1 BED  1 BATH  1 PUBLIC



With a shorefront position and with uninterrupted views over Fairlie beach from the lounge/dining room, external balcony, kitchen and bedroom, 37 Bay Street, Fairlie is a rarely available, charming ground floor apartment in superb condition that will hold appeal for a wide variety of clients both as a main residence or investment opportunity.



In more detail the accommodation on offer comprises a communal entrance hallway entered via secure entry phone system. Upon entering the apartment, a reception hallway with storage cupboard opens to a bright lounge/dining room with a set of glazed sliding patio doors leading to an external balcony. Both the lounge and balcony have panoramic, uninterrupted views over Fairlie beach to the Firth of Clyde, Cumbrae and Arran in the west.



The kitchen also has fine outlooks and is fitted with a range of wall and base units with integrated gas hob, oven, extractor hood and fridge/freezer. The freestanding washing machine is also included in the sale. An inner hall from the lounge opens to a spacious double bedroom with a full wall of built in wardrobe storage, an office/study area and again with superb water views. The property has a modern shower room with useful storage and a three piece suite to include WC, wash hand basin and walk in shower cubicle with electric shower.

In addition to the above the property has double glazing, gas central heating and a communal secure storage cupboard. Externally the apartment has access to a shared garden and seating area with ample resident parking within the grounds of the development.

Fairlie is a popular coastal village which lies approximately two miles to the south of the main centre of Largs. The village has a main line train station with direct links to Glasgow, local shops, primary school and local village pub.



KEY FEATURES

Stunning Firth of Clyde views to Arran

Immaculate conditon

Modern Kitchen and Shower Room

External balcony

Ideal main residence or holiday home

Shared external store cupboard



ENERGY RATING: D

COUNCIL TAX: C

GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

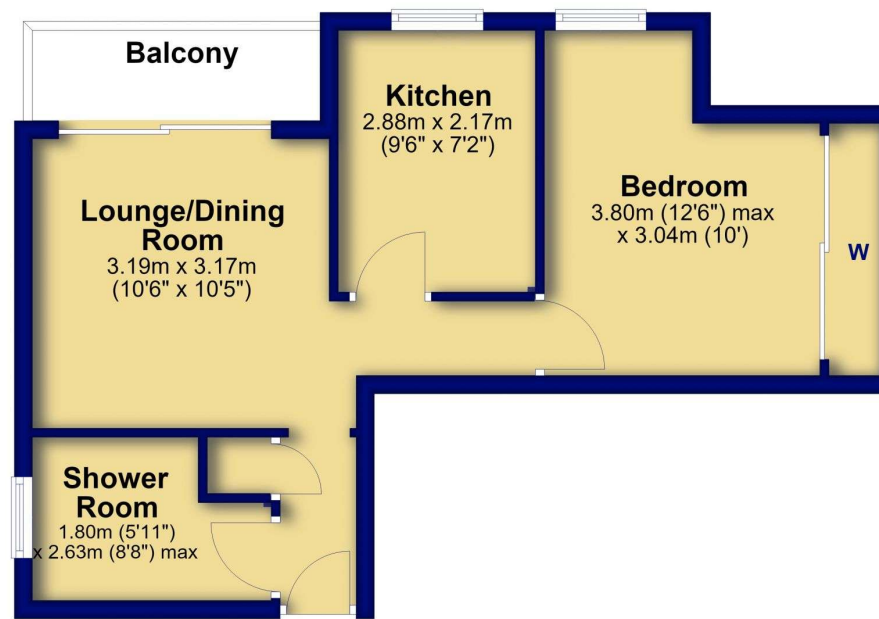
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Ground Floor



Total area: approx. 39.0 sq. metres (419.9 sq. feet)

37 Bay Street, Fairlie



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.