



57 NODDLEBURN PLACE, LARGS, KA30 8UE

 3 BED  2 BATH  1 PUBLIC



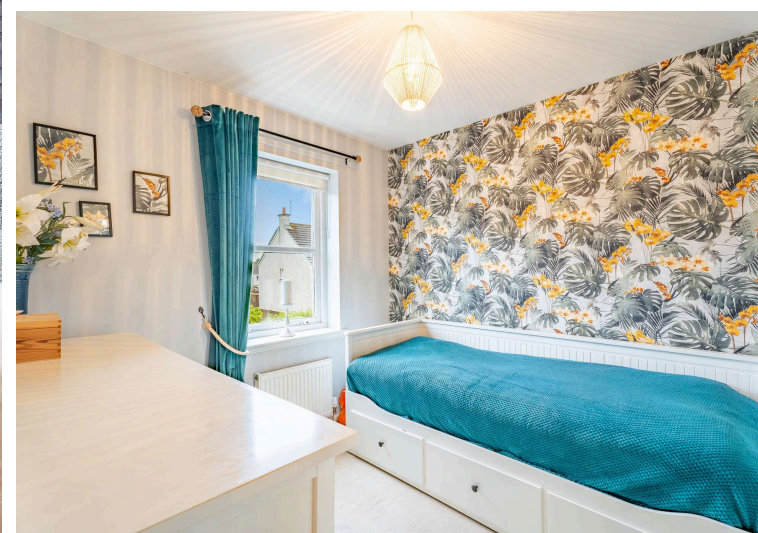
Situated within this popular residential development in the coastal town of Largs, 57 Noddleburn Place is a semi detached villa presented in excellent internal and external order which benefits from a superb conservatory extension to the rear to take advantage of open country aspects. Largs is renowned for its attractive seaside setting, vibrant town centre amenities and famous seafront promenade, which offers excellent leisure opportunities and panoramic views across the Firth of Clyde towards Arran and the Cumbrae. The accommodation comprises reception hall, WC/cloakroom, living room/dining room, conservatory, kitchen, three bedrooms and family bathroom. The property further benefits from enclosed gardens, driveway parking, gas central heating and double glazing throughout.



In more detail the accommodation comprises a reception hall with access to a WC cloakroom. The hall opens to an attractive lounge/dining room with a glazed doorway leading to a spacious conservatory extension overlooking the rear gardens. The kitchen is accessed from the hall and fitted with a range of modern wall and base mounted units with integrated appliances to include gas hob, oven and extractor. The kitchen is plumbed for a washing machine and has a freestanding fridge/freezer, which may be included in the sale. The first floor features three bedrooms, two of which benefit from built in wardrobe storage, together with a family bathroom fitted with a three piece suite comprising WC, wash hand basin and bath with thermostatically controlled over bath shower.



The property is ideally positioned on Noddleburn Place with open country aspects to the side, giving the opportunity for further extension to the home if required. The gardens feature well maintained entertaining decks together with an area of artificial turf. There is driveway parking to the side of the property.



KEY FEATURES



Excellent internal and external order.



Unobstructed open country aspects to the side and rear.



Enclosed rear garden with entertaining decks.



Large rear conservatory extension overlooking the garden.



Residential development in the coastal town of Largs .



Driveway parking.

ENERGY RATING: C

COUNCIL TAX: E

GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

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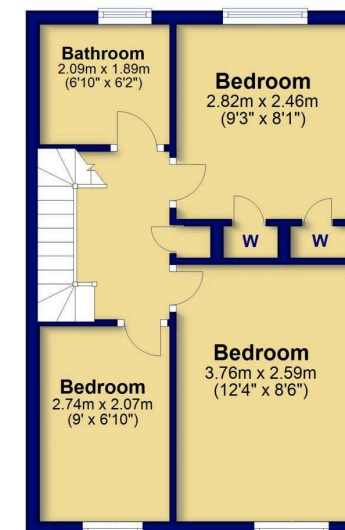
 Home@taggproperty.com



Ground Floor



First Floor



Total area: approx. 78.2 sq. metres (841.7 sq. feet)
57 Noddleburn Place, 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.