



8 FERNSIDE, BRISBANE STREET, LARGS

 3 BED  1 BATH  2 PUBLIC

8 Fernside, Brisbane Street, Largs is a spacious first floor flat within this traditional purpose built development of apartments, well placed for ease of access to the seafront promenade and the centre of Largs. The property is presented in excellent internal order and enjoys a convenient position for all local amenities. Largs itself is a popular coastal town offering a wide range of facilities including shops, supermarkets, cafés, restaurants, and excellent transport links by both road and rail, making it an ideal location for commuters and those seeking a relaxed seaside lifestyle. The accommodation comprises three bedrooms, a spacious living room, separate dining room, kitchen and a bathroom.

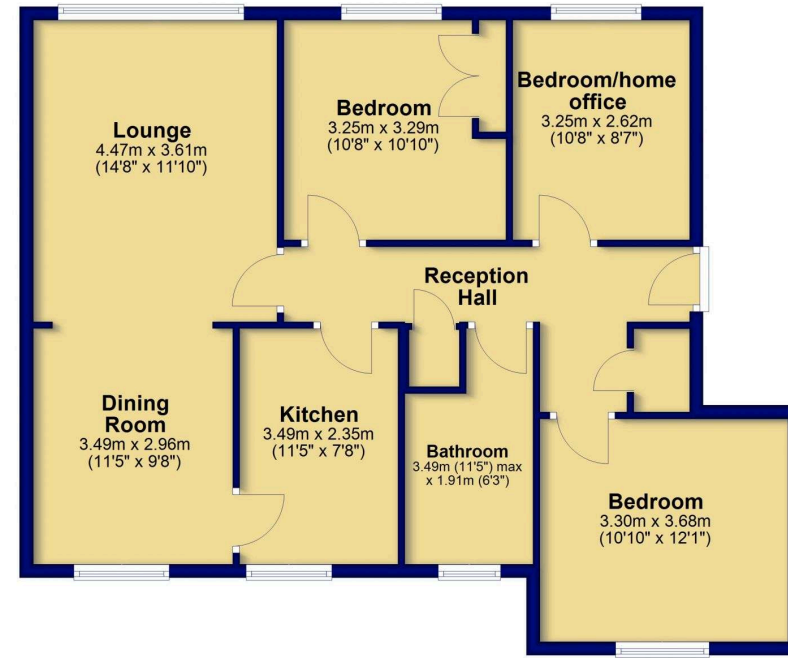
In more detail, the property is entered via a well maintained communal entry hall with secure door entry system. On entering the flat, a broad reception hallway with storage cupboard provides access to all apartments. The bright and spacious lounge is laid on an open plan basis to the dining room and features a large picture window with a southerly aspect, allowing for an abundance of natural light. The dining room to the rear of the living room provides doorway access to the kitchen, which is fitted with a range of wall and base mounted units and integrated appliances to include a ceramic hob, oven, and free standing fridge freezer. The kitchen is plumbed for a washing machine. The property currently offers three well proportioned double bedrooms, although one could easily be utilised as additional living space, a home office, or study as required. The bathroom is fitted with a three piece suite comprising WC, wash hand basin with vanity unit and bath with overhead mixer shower.

In addition to the above, the property benefits from double glazing, electric heating, a garage, and further residents parking within the development grounds.

ENERGY RATING: E

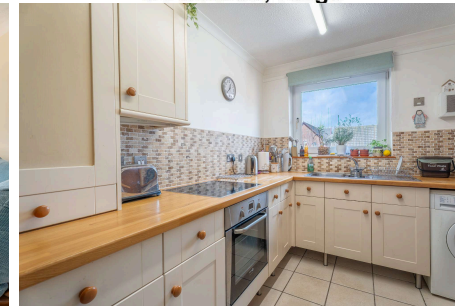
COUNCIL TAX: D

### First Floor



Total area: approx. 85.7 sq. metres (922.7 sq. feet)

### 8 Fernside, 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.



## GET IN TOUCH



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