



**3 Glen Grove**  
Largs, KA30 8RA

**Offers over £225,000**



### 3 Glen Grove , Largs, KA30 8RA

3 Glen Grove is situated in the ever popular residential area of the 'Glen' in Largs close to the Noddleburn and a pleasant walk to the town centre. This semi detached bungalow has been well maintained throughout and will hold broad appeal to many sectors of the market. The addition of the conservatory allows you to enjoy the pleasant weather while staying sheltered within your home. It's the perfect spot for sipping your morning coffee or relaxing with a good book!

The accommodation consists of hall, living room, a stylish Wren supplied and fitted kitchen, Gibson and Gould shower room, two double bedrooms and west facing conservatory. There is bedroom storage built in to the larger bedroom and further storage within the attic. Outside there is an entertaining deck large enough for your patio furniture and simply relaxing and enjoying the sun with the west facing aspect. A long driveway suitable for several cars leads to the large brick built garage which has remote controlled door, power and water and to the well stocked back garden.

Largs promenade and town centre with it's many shops, bars and restaurants is a short walk away as are other amenities such as golf courses, the marina and many more. There is a local bus stop close by and in the town centre a railway station, ferry port and good bus service to Glasgow.

There is gas central heating and double glazing throughout.

COUNCIL TAX BAND - D  
GCH  
DOUBLE GLAZED  
EPC RATING - D

**Hall**  
8'2 x 4'4 (2.49m x 1.32m)





**Living Room**  
16'9 x 13'1 (5.11m x 3.99m)

**Internal Hall**  
8'8 x 3'1 (2.64m x 0.94m)

**Kitchen**  
11'3 x 8'9 (3.43m x 2.67m)

**Shower Room**  
5'9 x 6'3 (1.75m x 1.91m)

**Bedroom One**  
13'1 x 12'1 (3.99m x 3.68m)

**Bedroom Two**  
8'9 x 9'6 (2.67m x 2.90m)

**Conservatory**  
18'0 x 8'8 (5.49m x 2.64m)

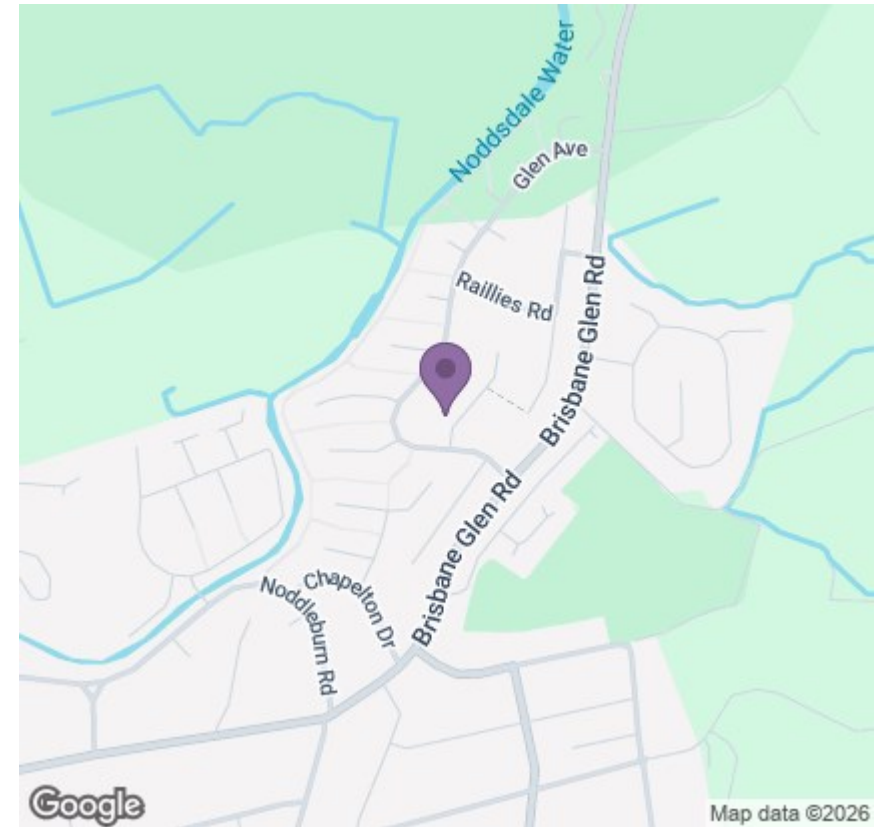
**Outside**



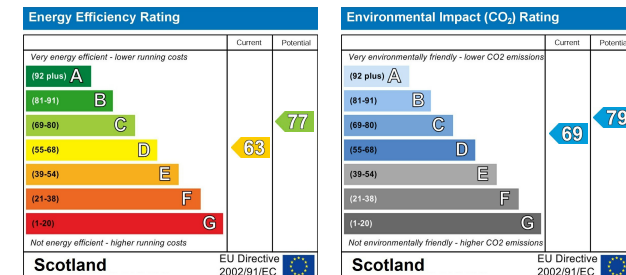
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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