



1/M 9, CHARLES STREET, LARGS, KA30 8HJ

 1 BED  1 BATH  1 PUBLIC

Flat 1/M, 9 Charles Street is spacious, traditional flat occupying a preferred first floor position within a well maintained tenement building on one of Largs most sought after residential streets. Charles Street is situated just yards from the seafront and is ideally placed for easy access to the town centre and its wide range of amenities. Largs is a highly desirable coastal town on the Firth of Clyde, renowned for its attractive promenade, marina, excellent shopping facilities, cafés, restaurants, leisure amenities and regular rail services providing direct links to Glasgow. The town also serves as a gateway to the Isle of Cumbrae, with the ferry terminal located within easy reach. The property is presented in good internal condition and offers accommodation comprising a reception hall, bright lounge, spacious dining kitchen, double bedroom and bathroom.

In more detail the accommodation on offer comprises a well maintained traditional entrance with a sweeping stone stairway giving access to the property. Upon entering, a reception hall with two storage cupboards provides access to a bright and spacious living room featuring a box bay window which affords views down Charles Street towards the Firth of Clyde and the Isle of Cumbrae in the west. The dining kitchen is of excellent proportion and provides ample space for dining furniture. It is fitted with a range of wall and base mounted units with an integrated electric oven, hob and overhead extractor. A freestanding washing machine, dishwasher and separate fridge and freezer may be included in the sale. The apartment benefits from a spacious double bedroom with a walk in wardrobe and a bathroom fitted with a three piece suite comprising WC, wash hand basin with vanity unit and bath with electric over bath shower.

In addition to the above, the property has double glazing, gas central heating and access to a communal drying green located to the rear of the building.

ENERGY RATING: C

COUNCIL TAX: B

## First Floor



Total area: approx. 71.8 sq. metres (772.7 sq. feet)  
**1M 9 Charles Street, 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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