



1/L 51, NELSON STREET, LARGS, KA30 9AA

1 BED 1 BATH 1 PUBLIC

Situated within a well maintained traditional tenement building, 1/L, 51 Nelson Street is a first floor flat located within a quarter mile of the seafront and Largs town centre with its wide range of amenities. Largs is a popular coastal town on the Firth of Clyde offering a superb selection of shops, restaurants, cafés and leisure facilities, together with excellent transport links including a mainline rail connection to Glasgow. The attractive seafront promenade, marina and ferry terminal providing access to the Isle of Cumbrae are all within easy reach. Presented in excellent internal condition, the accommodation comprises a reception hallway, bright lounge, bedroom, modern shower room and fitted kitchen.

In more detail, the accommodation is accessed via a stairway to the rear of the main building through a security entry phone system. On entering the property, a reception hall with storage cupboard gives access to a bright lounge with fireplace forming the focal point of the room. The kitchen is fitted with a range of modern wall and base units with integrated appliances including electric hob, oven and extractor hood. The freestanding washing machine and fridge freezer may be included in the sale. The rear facing bedroom is a particularly bright and welcoming apartment. The shower room is fitted with a modern three piece suite comprising WC, wash hand basin and shower cubicle with electric shower.

In addition to the above, the property benefits from double glazing and gas central heating, with the boiler having been replaced in January 2026. There are neatly maintained communal gardens located to the rear of the development.

ENERGY RATING: C

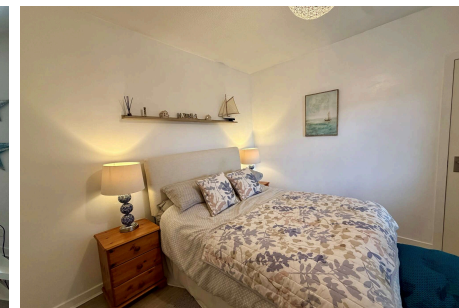
COUNCIL TAX: A

## First Floor



Total area: approx. 42.5 sq. metres (457.7 sq. feet)

1/L, 51 Nelson St, 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

 75 MAIN STREET, LARGS, KA30 8AL

 [WWW.TAGGPROPERTY.COM](http://WWW.TAGGPROPERTY.COM)

 01475 674628

 [HOME@TAGGPROPERTY.COM](mailto:HOME@TAGGPROPERTY.COM)