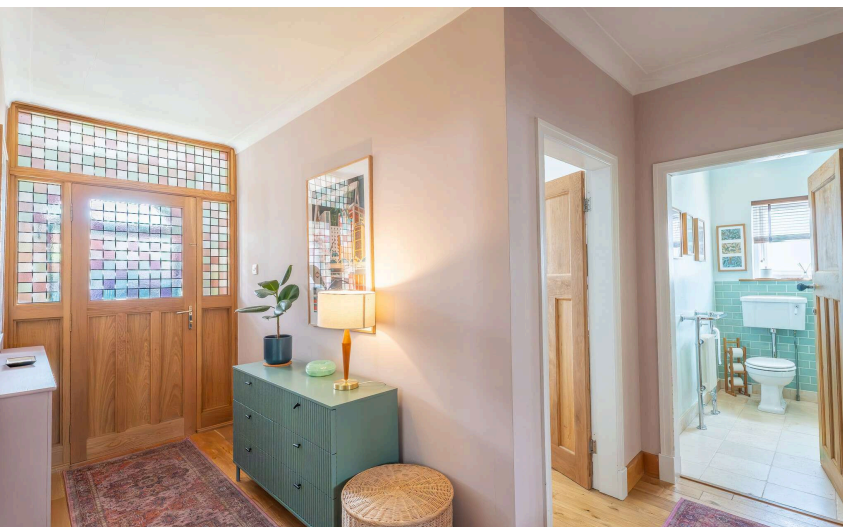




19 BARR CRESCENT, LARGS, KA30 8PX

 3 BED  1 BATH  1 PUBLIC



19 Barr Crescent, Largs is a charming, traditional detached bungalow located on one of the town's most sought after avenues. The property is presented in excellent internal and external order and is well placed for ease of access to the seafront promenade and to the centre of Largs, with its wide range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities, and excellent transport links by road and rail. Largs is a popular coastal town offering a scenic shoreline, yacht marina, golf courses, Educational Campus, Inverclyde Sports Facility and regular ferry services to the Isle of Cumbrae.

In more detail, the accommodation on offer comprises an entrance vestibule opening to a reception hallway with access to a WC/cloakroom. The hall opens to a front facing lounge with bow bay window, fitted shutters and a wood burning stove as its focal point. The kitchen is located to the rear of the hall and is fitted with a range of modern wall and base units with real butcher's block work surfaces, a central island and integrated appliances to include a range cooker, extractor, microwave, fridge, and Belfast sink. The kitchen is plumbed for a dishwasher and a washing machine and features an attractive Welsh dresser which may be included in the sale. The kitchen has a set of UPVC glazed French doors opening onto a broad entertaining deck overlooking the Noddsdale Water and surrounding woodland. The property has three bedrooms although one could easily be utilised as a further living room or home office if required. Both rear facing bedrooms have glazed French doors giving access to the entertaining deck with a river and woodland backdrop, one bedroom also features a wood burning stove. The front facing main bedroom features an attractive bow bay window with shutters and a substantial freestanding wardrobe which is included in the sale. The family bathroom is fitted with a three piece suite to include WC, wash hand basin and claw foot bath with over bath shower and rainfall head.

In addition to the above, the property benefits from a floored loft, double glazing, gas central heating, fitted shutters and solid oak hardwood flooring in the reception hall, lounge and all bedrooms. The property also enjoys an attractive full width timber deck to the rear overlooking Noddsdale Water, along with a wood store, cobbled terrace and chipped areas. There is a detached garage to the side of the property with power, light, and water supply. The front gardens are laid to lawn with mature cherry blossoms and a chipped and cobbled driveway.



## KEY FEATURES

3 bed detached bungalow

Presented in excellent internal and external order

Full width timber deck

Located on one of the most sought after avenues in Largs

On the level living

Detached garage with power, light and water supply



ENERGY RATING: D

COUNCIL TAX: E

## GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

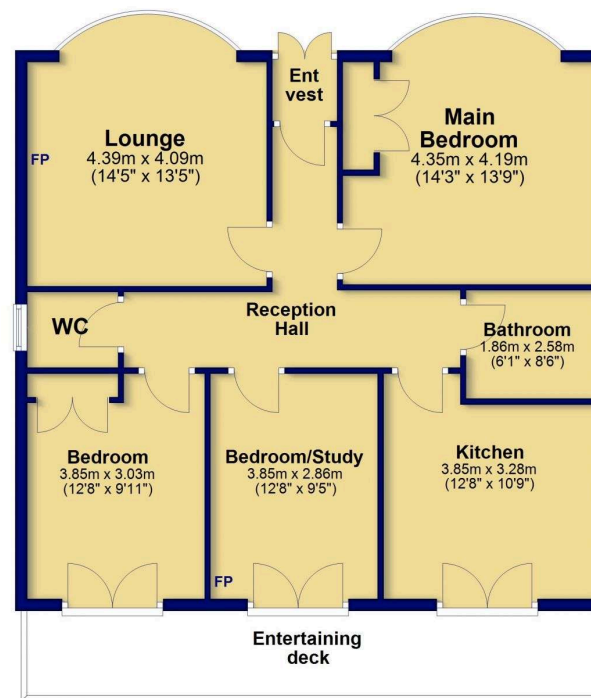
 [www.taggproperty.com](http://www.taggproperty.com)

 01475 674628

 [Home@taggproperty.com](mailto:Home@taggproperty.com)



### Ground Floor



Total area: approx. 90.7 sq. metres (976.1 sq. feet)



## 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.