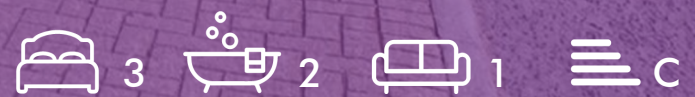




## 37 Curlinghall

, Largs, KA30 8LB

Offers over £185,000



## 37 Curlinghall , Largs, KA30 8LB

Located in the well-known and established Curlinghall development on the south side of Largs, this spacious three-bedroom first-floor apartment offering partial sea views is ideally situated being just a short walk from the Broomfields and Largs promenade. The bright and welcoming communal entrance is secured by an entry system, and the accommodation on offer includes a welcoming reception hall with two storage cupboards, a spacious lounge that opens to a balcony with west-facing partial sea views, fitted kitchen, three double bedrooms (one with an en-suite), and bathroom. All three bedrooms have excellent wardrobe storage. The property is well maintained throughout and will suit many sectors of the market.

Residents and visitors have access to private parking, and the garden areas are exceptionally well-kept.

EPC = C  
COUNCIL TAX BAND = E

**Hall**  
20'6 x 6'11 (6.25m x 2.11m)

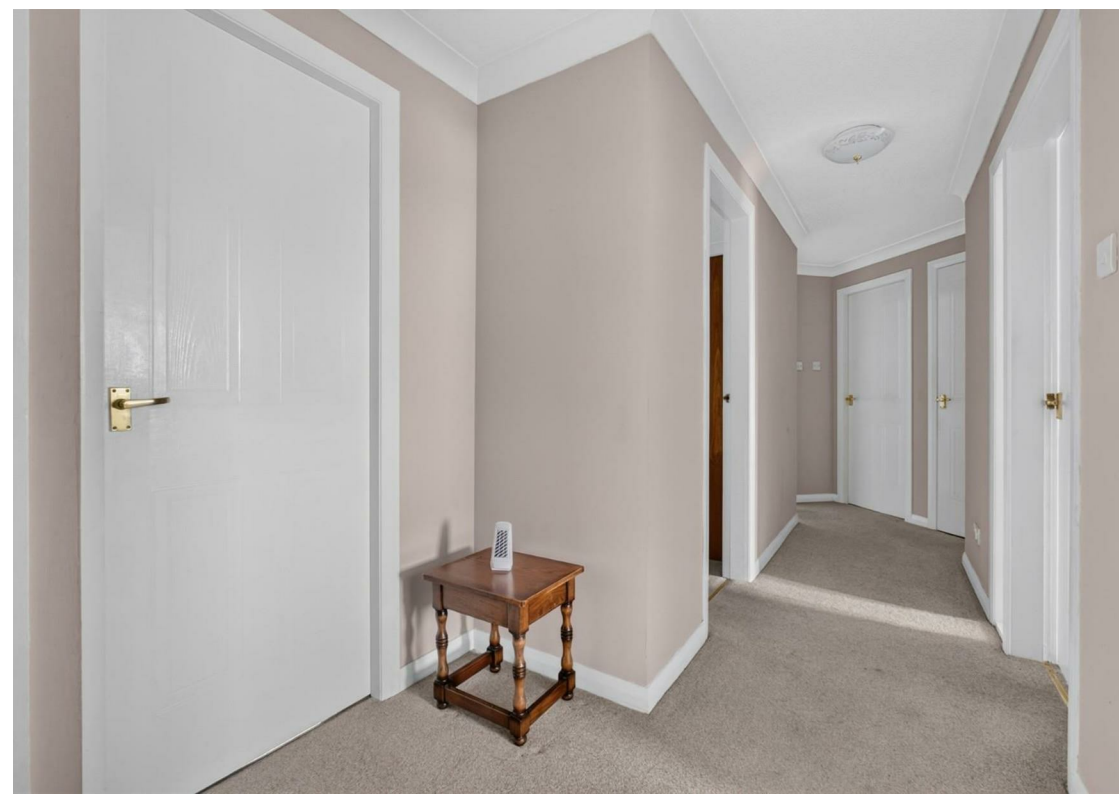
**Lounge**  
19'7 x 14'5 (5.97m x 4.39m)

**Bedroom One**  
12'10 x 8'9 (3.91m x 2.67m )

**En suite**  
5'9 x 4'9 (1.75m x 1.45m )

**Bedroom Two**  
10'3 x 10'7 (3.12m x 3.23m )

**Bedroom Three/Dining Room**  
12'8 x 7'8 (3.86m x 2.34m)

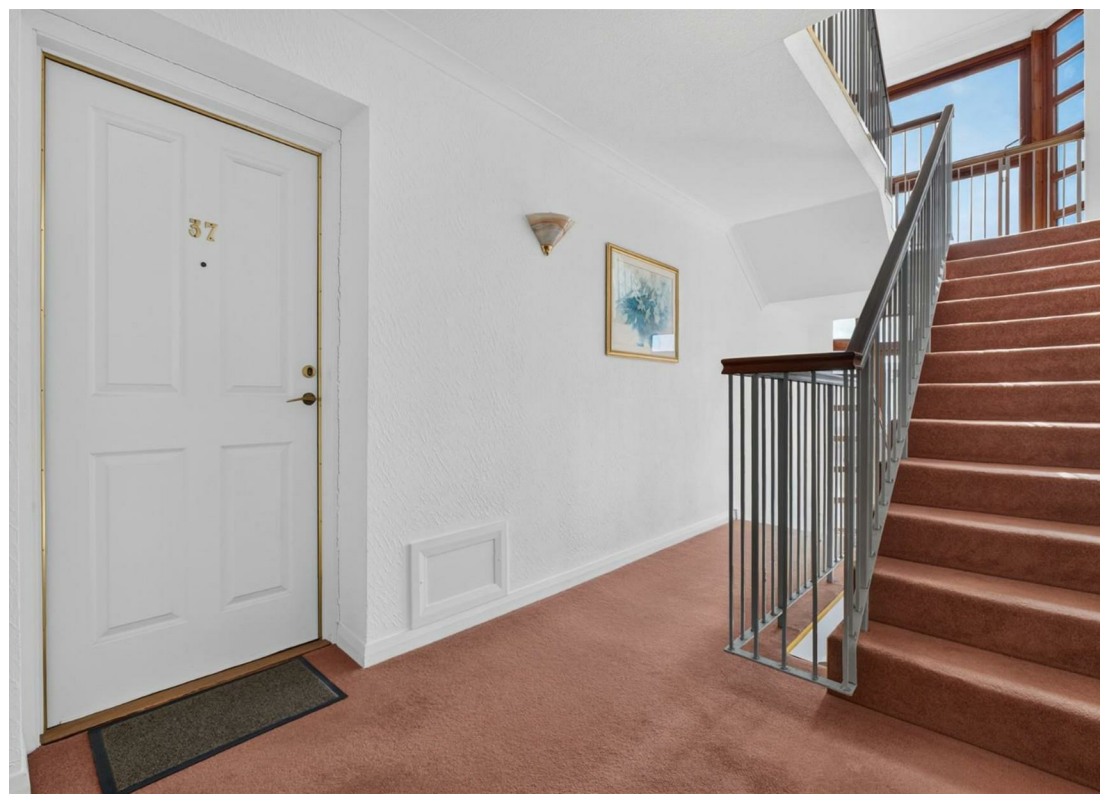
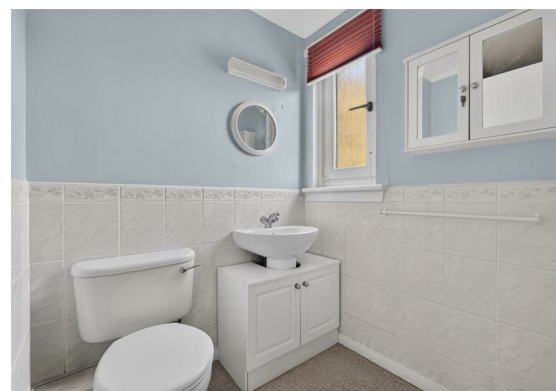




**Bathroom**  
11'10 x 6'10 (3.61m x 2.08m)

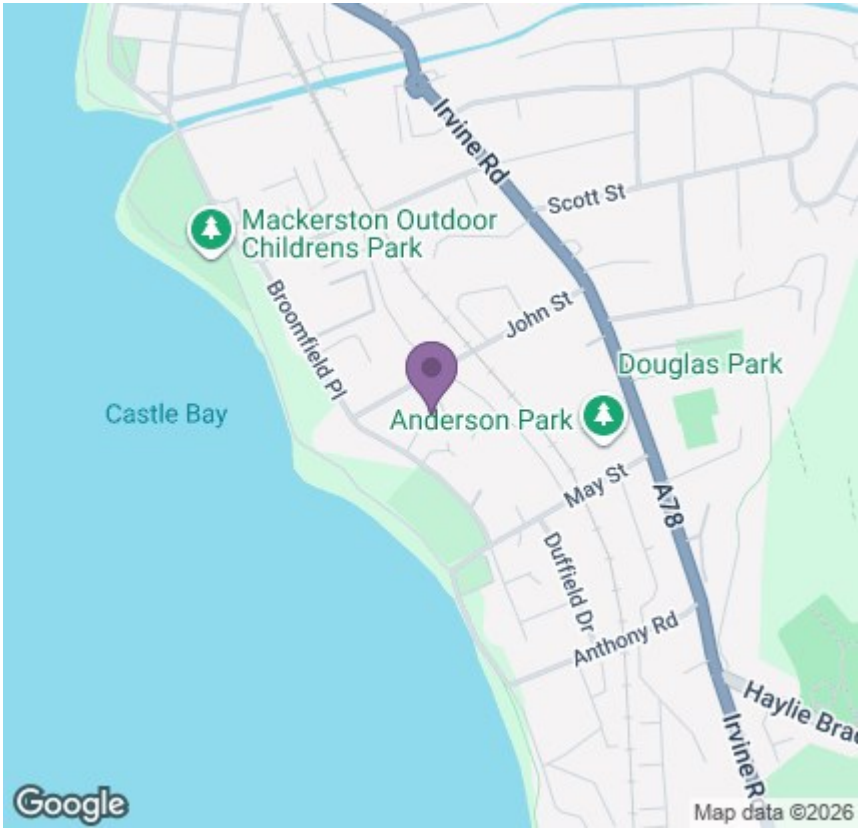
**Kitchen**  
12'0 x 5'4 (3.66m x 1.63m)

**Outside**



Floor Plan

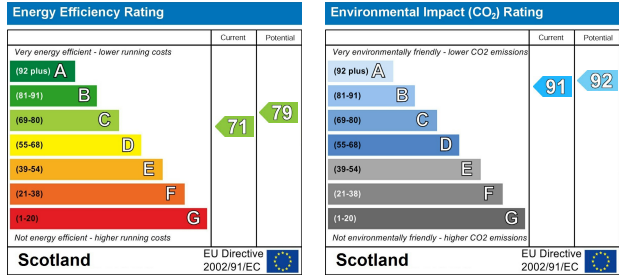
Area Map



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.