



34 KELVIN WALK, LARGS, KA30 8SJ

 3 BED  2 BATH  1 PUBLIC



Occupying a substantial portion of this mansion house within the prestigious Netherhall development, this ground floor apartment forms part of a striking Category B listed Victorian mansion which was converted into a select number of luxury residences set amidst landscaped grounds. Netherhall Mansion House was originally the home of the renowned physicist and engineer Lord Kelvin and remains one of Largs' most historically significant properties. Situated within easy reach of the seafront promenade and less than one mile from Largs Town Centre, the development enjoys close proximity to a wide range of amenities including shops, restaurants, transport links and leisure facilities. The property itself is accessed from ground floor level and features a balcony, opening from the lounge overlooking the gardens. The spacious accommodation comprises reception hall, lounge/dining room, dining kitchen, three double bedrooms with the principal bedroom benefitting from an en suite shower room, together with a main bathroom.

In more detail the property is entered from street level through a well maintained communal entrance hallway. On entering the apartment, an impressive reception hall with large storage cupboard gives access to a bright and spacious lounge/dining room with turret and doorway access to a balcony overlooking the gardens. A marble fireplace forms an attractive focal point within the room. The lounge opens to a dining sized kitchen fitted with a range of wall and base mounted units with polished granite worktops and various integrated appliances. The property offers three double bedrooms, with the principal bedroom enjoying access to an en suite shower room comprising WC, wash hand basin and shower cubicle. The main bathroom is fitted with a three piece suite comprising wash hand basin, WC and bath.

In addition to the above, the property benefits from double glazing, gas central heating and residents' parking within the grounds of the development. The property is being sold as seen and no warranties will be



KEY FEATURES



Balcony



Character property



Master Ensuite



Large Dining Kitchen



ENERGY RATING: F

COUNCIL TAX: UNKNOWN

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



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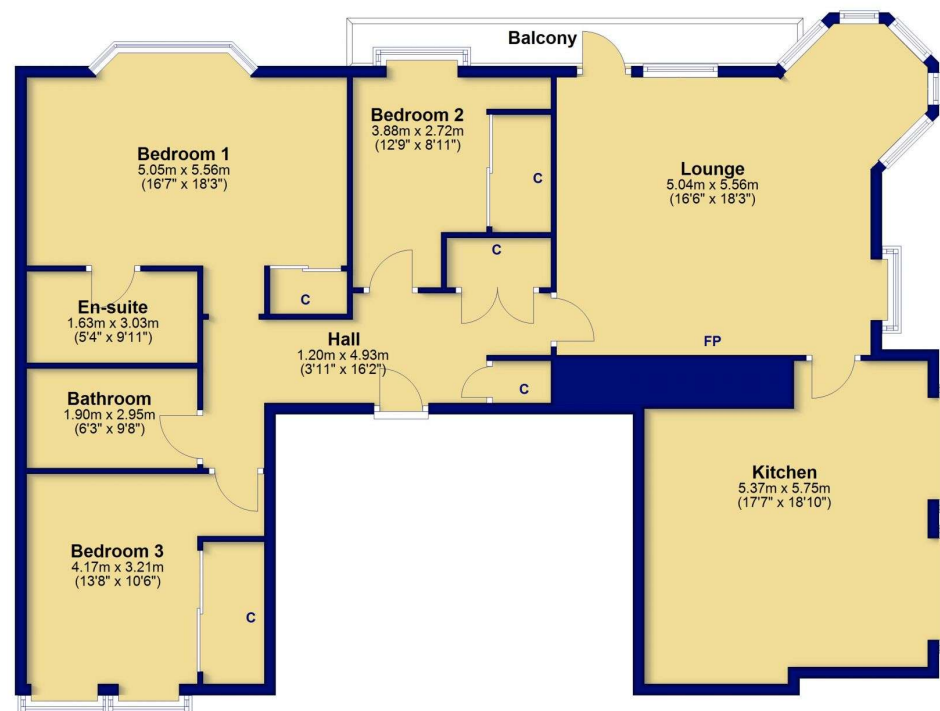
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Ground Floor



Total area: approx. 138.8 sq. metres (1494.6 sq. feet)

34 Kelvin Walk, 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.