



2/R 119, MAIN STREET, LARGS, KA30 8JJ

2 BED 1 BATH 1 PUBLIC

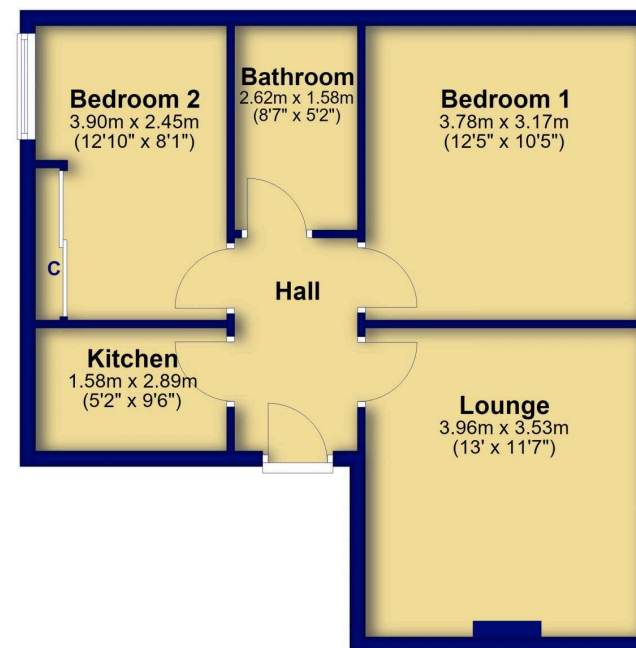
119 Main Street, Largs is a traditionally built top floor flat located just yards from the centre of the popular coastal town of Largs. Presented to the market in good internal condition, the property offers well-proportioned accommodation comprising a lounge, fitted kitchen, two bedrooms and bathroom with shower. Largs is one of Scotland's most popular seaside towns and offers an excellent range of amenities including shops, cafés, restaurants and supermarkets, together with its picturesque promenade, yacht marina, excellent rail links to Glasgow and regular ferry services to the Isle of Cumbrae. The town also offers a range of leisure facilities, golf courses and attractive coastal walks.

In more detail, access to the property is gained via a communal entrance hallway leading to the top floor apartment. Internally, the reception hallway provides access to the principal apartments. The lounge provides a comfortable main living space, while the kitchen is fitted with a range of wall and base mounted units together with integrated appliances, electric oven, gas hob and overhead extractor. The freestanding washing machine and fridge freezer may also be included in the sale. There are two bedrooms, one of which benefits from built-in wardrobe storage, with the rear facing accommodation enjoying attractive views towards the Largs hills. The bathroom is fitted with a three piece suite comprising WC, wash hand basin and bath with shower. Further benefits include gas central heating and double glazing throughout.

ENERGY RATING: C

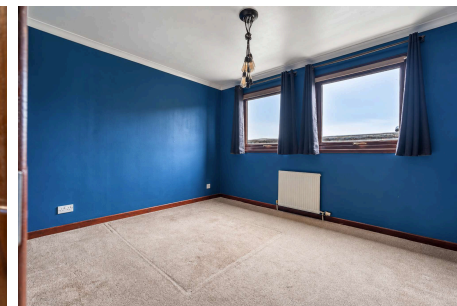
COUNCIL TAX: A

Top Floor



Total area: approx. 50.7 sq. metres (546.2 sq. feet)

2/R 119 Main 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.



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