



36 BRISBANE STREET, LARGS, KA30 8QN

 5 BED  3 BATH  3 PUBLIC



36 Brisbane Street is a substantial, traditionally built red sandstone detached villa occupying a sought after position on one of Largs most popular residential addresses. The property is conveniently located with close proximity to the seafront, and the town centre is less than a mile away offering easy access to a wide range of amenities including shops, cafés, restaurants, leisure facilities and excellent transport links. Largs itself is a popular coastal town on the Firth of Clyde, renowned for its attractive promenade, marina, ferry links to the Isle of Cumbrae and stunning west coast scenery. Presented in truly walk in condition throughout, the property has been significantly enhanced by a superb extension to the rear which creates a magnificent open plan kitchen, dining and family living space. The flexible accommodation comprises a reception hall, formal lounge, office, kitchen/dining/family room, ground floor bedroom and four further bedrooms on the upper level. A family bathroom, en-suite bathroom serving the guest bedroom and a separate shower room on the ground floor completes the internal accommodation. The property is complemented by extensive cobbled driveway parking, a detached garage with utility facilities to the rear and beautifully landscaped garden grounds with a southerly aspect.



In greater detail, the property is entered via a broad reception hallway which provides access to a bright front facing lounge featuring an attractive bay window and a period style coal effect living flame gas fire. To the rear of the reception hall is the outstanding kitchen, dining and family living area. The kitchen is fitted with a comprehensive range of wall and base mounted units with polished stone work surfaces and a large central island incorporating an induction hob. Integrated appliances include a double oven, fridge/freezer and dishwasher. The kitchen is arranged on a semi open plan L-shaped basis to a magnificent extended dining and family room featuring a media wall and glazed cupola. A set of full width slide and swing doors open directly onto the entertaining deck, while the extensive glazing ensures an abundance of natural light creating a bright environment ideal for modern family living and entertaining. The property offers up to five bedrooms in total, with a versatile ground floor bedroom, home office/study and four double bedrooms accessed from the upper landing. The family bathroom is fitted with a three piece suite comprising WC, wash hand basin and bath with thermostatic rainfall over bath shower. The guest bedroom benefits from its own en-suite bathroom fitted with a three piece suite comprising WC, wash hand basin and bath. There is a further shower room on the ground floor fitted with a WC, wash hand basin and a shower cubicle with rainfall head.



In addition to the above, the property features double glazing, original cornice work, gas central heating with period style radiators, high quality flooring, decoration and extensive cobbled driveway parking extending to both the front and side of the home, leading to a detached garage. To the rear of the garage is a useful plumbed utility room which also incorporates a WC. The gardens enjoy a preferred southerly aspect and have been thoughtfully landscaped to provide an attractive and easily maintained outdoor environment, featuring a substantial composite entertaining deck, lawned drying green, decorative chipped sections and raised planting beds.



KEY FEATURES

Substantial red sandstone detached villa.

Magnificent rear extension with slide-and-swing doors.

Extensive cobbled driveway and detached garage

Flexible layout with five bedrooms and a separate home office.

Landscaped, south-facing garden with a large composite entertaining deck.

Less than a mile from Largs town centre.



ENERGY RATING: D

COUNCIL TAX: F

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



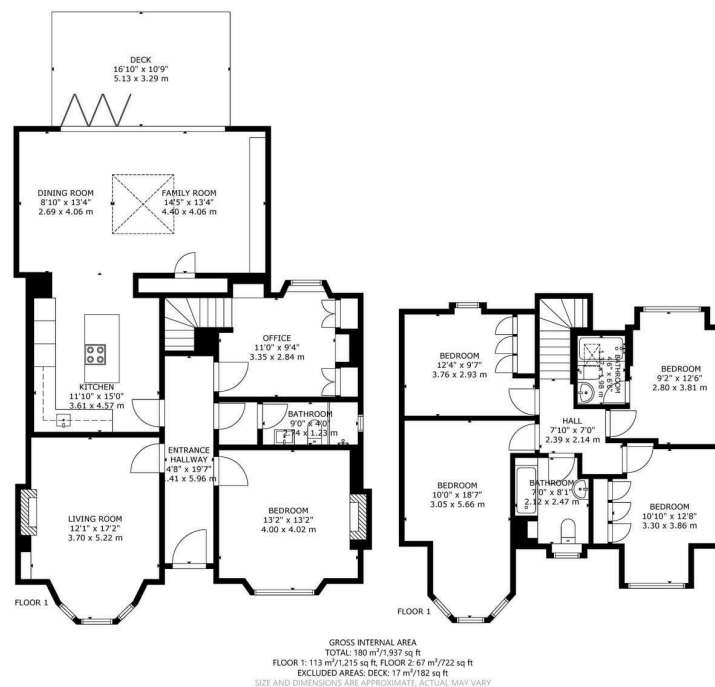
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From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.