



**33A Brisbane Road**  
, Largs, KA30 8LH

**Offers over £195,000**





## 33A Brisbane Road , Largs, KA30 8LH

Situated in a prime town centre location and only minutes to the seafront, 33a Brisbane Road is a fantastic three bedroomed semi detached home that will hold broad appeal to many but to families in particular. With sizeable rooms throughout this house must be viewed to appreciate what is on offer inside and out! Presented in very good condition throughout the accommodation on the ground floor consists of vestibule, reception hall, lounge with open plan to a family sized kitchen and a separate utility room. Upstairs there are three bedrooms and family bathroom.

The garden does not disappoint either with a fabulous multi functional room fully equipped with light and power. Whether you want a gym, home office or simply relaxation, this offers a perfect retreat for enjoying the outdoor space. Furthermore the back garden is mainly paved for easy maintenance yet has good space for outdoor entertaining. The front garden has off road parking and a selection of mature shrubs.

Largs town centre and seafront is only a few minutes walk away where you find plenty of shops, restaurants and bars. This affordable home has so much to offer and we invite you to book a viewing with us.

New Boiler December 2025  
Council Tax Band E  
EPC=C







### Vestibule

3'3 x 4'1 (0.99m x 1.24m)

### Hallway

12'3 x 6'7 (3.73m x 2.01m)

### Lounge and open plan kitchen

25'4 x 12'5 (7.72m x 3.78m)

### Utility

9'6 x 9'0 (2.90m x 2.74m)

### Landing

8'6 x 6'7 (2.59m x 2.01m)

### Bedroom 1

13'6 x 10'1 (4.11m x 3.07m)

### Bedroom 2

9'6 x 9'4 (2.90m x 2.84m)

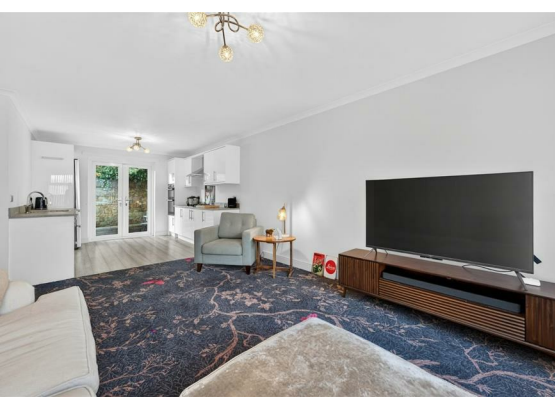
### Bedroom 3

8'5 x 7'1 (2.57m x 2.16m)

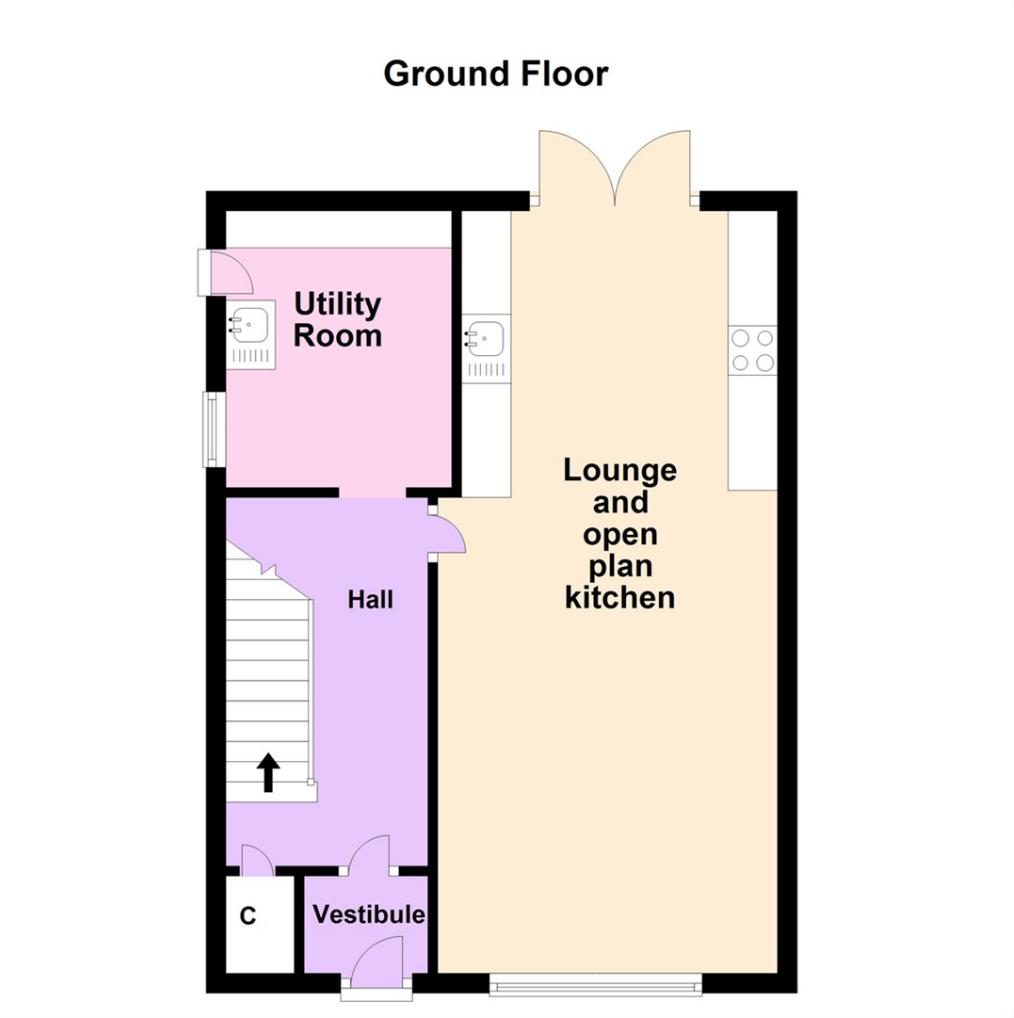
### Bathroom

10 x 5'10 (3.05m x 1.78m)

### Outside



Floor Plan

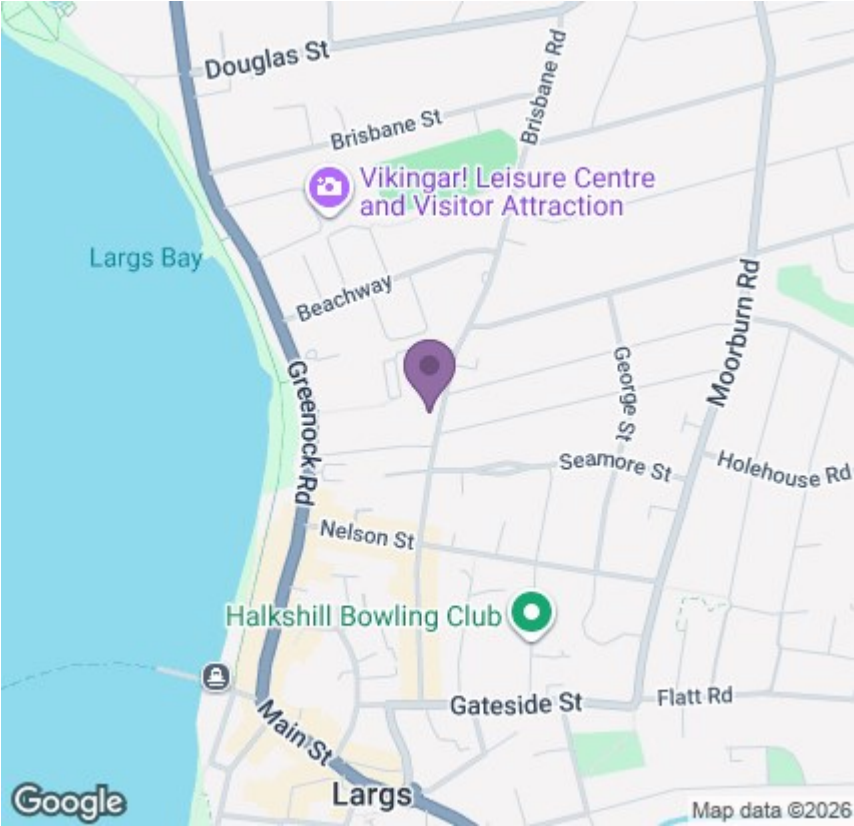


Viewing

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

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Area Map



Energy Efficiency Graph

