



1/L 14, KELBURN COURT, LARGS, KA30 8HN

 2 BED  1 BATH  1 PUBLIC

1L/14 Kelburn Court, Largs is a first floor flat forming part of a modern and well maintained residential development occupying an elevated position within the popular coastal town of Largs. Kelburn Court is situated within yards of the seafront, whilst the town centre lies within approximately half a mile, providing convenient access to a wide range of amenities. Enjoying panoramic views over the Firth of Clyde towards Cumbrae and the Isle of Arran in the west, the property is presented in excellent internal and external condition. The accommodation comprises a spacious lounge/dining room, fitted kitchen, two double bedrooms, two walk in store rooms and a modern shower room. There is owner and visitor parking within a purpose built car park located to the rear of the development. Largs is one of Scotland's most sought after coastal towns, renowned for its attractive seafront, vibrant town centre and excellent range of amenities. These include a selection of independent retailers, supermarkets, cafés, restaurants, leisure facilities and recreational opportunities. The town also benefits from regular rail services to Glasgow and excellent road links, making it an ideal location for commuters, retirees and those seeking a coastal lifestyle.

In more detail the property is accessed from the car park to the rear of the development via a secure entry phone system, leading to a well maintained communal hallway with stair access leading to the first floor. Upon entering, a reception hall provides access to all principal apartments and benefits from two large walk in storage cupboards. The bright, spacious front facing lounge/dining room enjoys a double window aspect, allowing an abundance of natural light, taking full advantage of the outstanding views along the coastline and across the Firth of Clyde towards Cumbrae and Arran in the west. The kitchen has water views and is fitted with a range of wall and base mounted units finished in oak with freestanding appliances which may be included within the sale. There are two rear facing bedrooms, both benefitting from built in wardrobe storage. The accommodation is completed by a modern shower room fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle.

In addition to the above the property benefits from double glazing, electric heating and ample owner and visitor parking within the residents' car park to the rear of the development.

ENERGY RATING: C

COUNCIL TAX: E



Total area: approx. 66.3 sq. metres (713.9 sq. feet)
1/L 14 Kelburn Court, 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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