



G/L 12, KELBURN COURT, LARGS, KA30 8HN

 1 BED  1 BATH  1 PUBLIC

Situated within a popular, small development of apartments just yards from the seafront and within easy reach of Largs town centre, 12 Kelburn Court is a ground floor flat in a highly convenient location. Largs is a popular coastal town offering a wide range of shops, cafés, restaurants, supermarkets, excellent transport links to Glasgow, and a scenic promenade with ferry services to the Isle of Cumbrae. The property requires upgrading and modernisation but offers excellent potential as a first-time purchase or investment opportunity. The accommodation comprises a communal entrance hall, reception hallway with storage, lounge/dining room, kitchen, shower room and double bedroom.

In more detail the property is entered through a communal entrance hallway via a security entry phone system. Internally, the reception hallway provides access to two large walk in storage cupboards. The spacious lounge/dining room offers ample space for both living and dining furniture and benefits from a dual window aspect with views over Largs and westwards towards the Firth of Clyde. The kitchen is fitted with an older range of wall and base units and includes a freestanding electric cooker and washing machine, both of which may be included in the sale. The shower room is fitted with a three piece suite comprising WC, wash hand basin and electric shower. The double bedroom features built in wardrobes with mirrored sliding doors. In addition to the above the property benefits from double glazing, electric heating, and ample residents' parking within the communal car park serving the development.

ENERGY RATING: E

COUNCIL TAX: C

Ground Floor



Total area: approx. 51.0 sq. metres (549.0 sq. feet)

G/L 12 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.



GET IN TOUCH

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