



70 KELVIN WALK, LARGS, KA30 8SJ

3 BED 2 BATH 1 PUBLIC

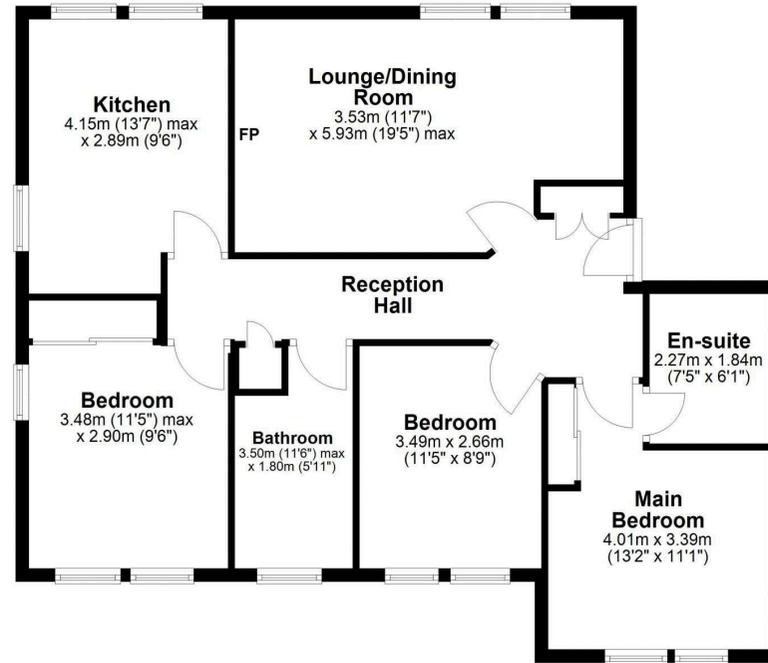
70 Kelvin Walk is a first floor purpose built apartment set within the established and attractive grounds of Netherhall Mansion House, part of a conversion of a former mansion forming part of a distinctive popular residential development on the north side of Largs. The property offers spacious accommodation comprising three bedrooms with the main bedroom having an ensuite shower room, living/dining room, a fitted kitchen and bathroom, with the added benefit of a garage and further parking within the grounds. The property would benefit from a degree of internal decoration and upgrading, allowing an incoming purchaser to modernise to their own taste. Kelvin Walk is well placed for ease of access to the seafront promenade and the centre of Largs with its wide range of amenities is also within easy reach.

In more detail the property is entered via a secure entry phone system into a well-maintained communal entrance hallway and stairwell. Upon entering the flat, a reception hall provides access to all rooms and includes two large storage cupboards. The lounge is of good proportion and features a living flame coal effect gas fire as its focal point, with space for dining furniture. The fitted kitchen is of an older style and includes a range of wall and base mounted units with breakfast bar. Integrated appliances include a gas hob, oven and extractor with a freestanding washing machine and dishwasher, which may be included in the sale. The property has three bedrooms, all of which benefit from built in wardrobe storage and woodland outlooks. One of these bedrooms could easily form a further living room or home office as required. The main bedroom features an en suite shower room comprising WC, wash hand basin and electric shower. The bathroom is fitted with a three piece suite including WC, wash hand basin and bath with electric over bath shower.

In addition to the above, the property benefits from double glazing, gas central heating, extensive loft storage, a private garage and further residents' parking within the landscaped grounds of the development.

ENERGY RATING: C      COUNCIL TAX: F

## Ground Floor



Total area: approx. 89.0 sq. metres (958.4 sq. feet)  
**70 Kelvin Walk, 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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