



132 Main Street  
, Largs, KA30 8JN

Offers over £80,000

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## 132 Main Street , Largs, KA30 8JN

\*\*\*\*CLOSING DATE FRIDAY 20TH  
FEBRUARY 12PM \*\*\*\*

Situated in the very heart of the town of Largs this spacious three bedroom first floor flat has recently been upgraded with the inclusion of a new roof, new boiler and some replacement windows. Offering both front and back access to the property this flat will appeal to a broad sector of the market.

Extremely well presented throughout, the accommodation comprises of hall, living room, kitchen, three good sized bedrooms and a bathroom.

Ideally positioned to take advantage of the range of shops, bars, restaurants and cafes Largs has to offer. Good transport links to Glasgow, the Ayrshire Coast and the Isle of Cumbrae is only a short ferry trip away.

Gas Central Heating  
Council Tax Band C  
EPC = C

### Entrance Hallway

13'3 x 2'9, 11'7 x 2'9, 5'6 x 3'8, 6'5 x 2'9

### Lounge

16'1 x 9'3 (4.90m x 2.82m)

### Dining Kitchen

13'0 x 11'0 (3.96m x 3.35m)

### Bedroom One

9'2 x 7'8 (2.74m x 2.34m)

### Bedroom Two

13'6 x 10'9 (4.11m x 3.28m)





**Bedroom Three**  
14'6 x 7'0 (4.42m x 2.13m)

**Bathroom**  
11'6 x 5'4 (3.51m x 1.63m)

**Outside**



## Floor Plan

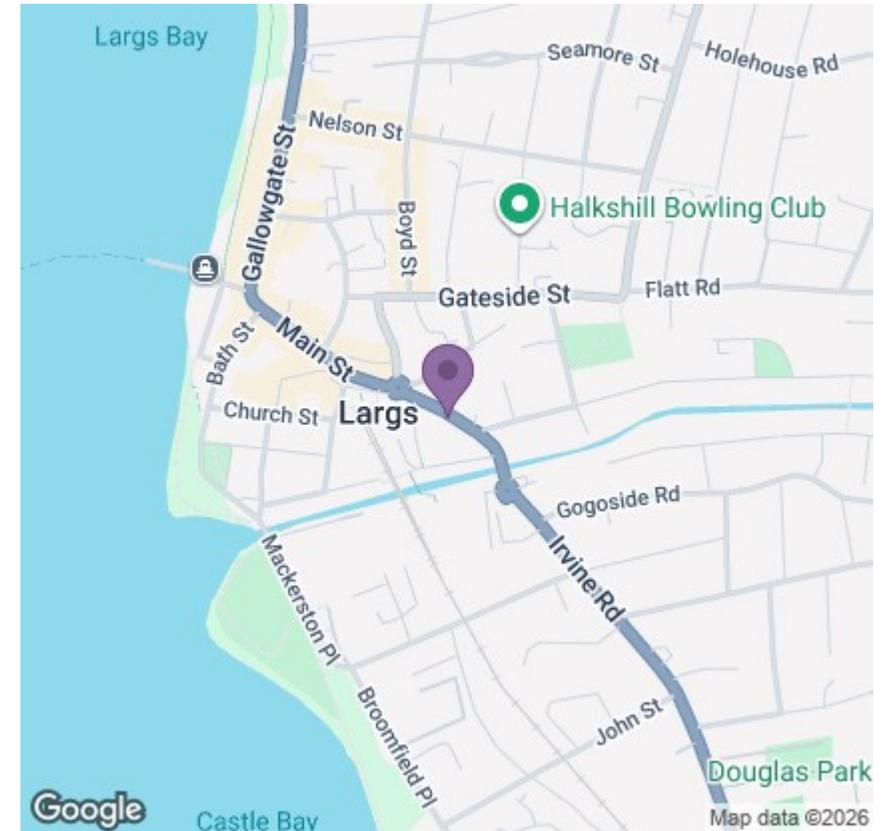


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

