



6 WOODBANK GARDENS, LARGS, KA30 8NU

🛏 2 BED 🚿 1 BATH 🚻 1 PUBLIC

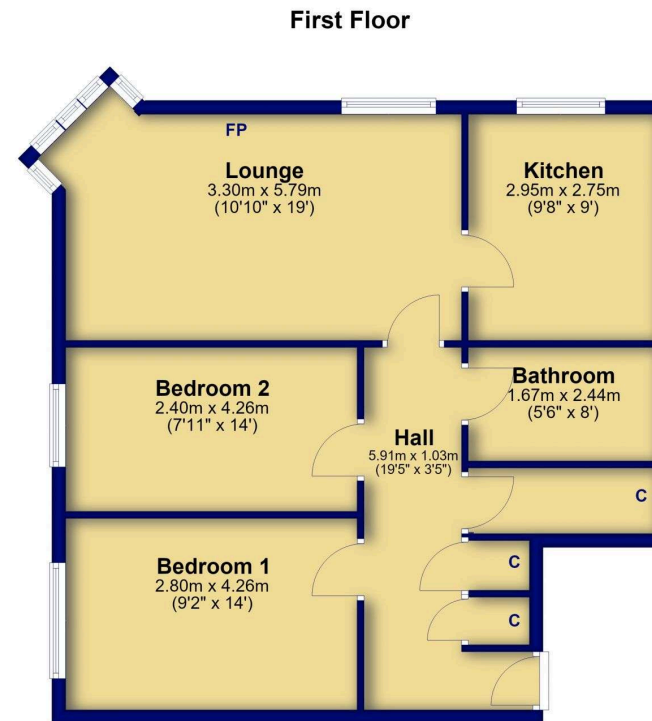
Situated within this modern development of apartments, 6 Woodbank Gardens is a first floor property presented in good internal and external condition. The apartment is well placed for ease of access to Largs promenade, while the town centre is also within approximately one mile and offers a wide range of shops, cafes, restaurants and other amenities. Largs is a popular coastal town situated on the Firth of Clyde, renowned for its seafront, marina and attractive views across to the Isle of Cumbrae and Arran, with excellent transport links to Glasgow and surrounding areas.

In more detail, the property is entered via a well maintained communal entrance hall via a security entry phone system giving stairway access to the apartment. The reception hall provides excellent storage and opens into a spacious lounge/dining room featuring a box bay window. The lounge also has an attractive electric coal effect fire set within a polished stone surround and hearth. To the rear of the lounge the kitchen is fitted with a range of dark oak wall and base mounted units, together with integrated appliances to include electric hob, oven, fridge and extractor. There are two double bedrooms, although one is currently utilised as a formal dining room. The main bedroom benefits from an extensive range of built in wardrobe storage and furniture. The bathroom is fitted with a three piece suite comprising WC, wash hand basin and corner bath.

In addition to the above, the property benefits from double glazing, electric heating and ample residents' and visitors' parking within the grounds of the development. There is also a communal drying green to the rear of the block.

ENERGY RATING: C

COUNCIL TAX: D



Total area: approx. 70.7 sq. metres (761.0 sq. feet)
6 Woodbank Gardens, 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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