



16 UNDERBANK, LARGS, KA30 8SS

🛏 1 BED 🚿 1 BATH 🚻 1 PUBLIC

16 Underbank is a top floor apartment situated within this established development of flats comprising Underbank, Hollywood and Rosebank Gardens, adjacent to the shoreline on the north side of Largs. The property is presented in good internal order and enjoys excellent elevated views westwards over the Firth of Clyde and Arran from the lounge, kitchen and sheltered external balcony. The flat offers well-proportioned accommodation comprising reception hall, generous lounge with separate dining area, fitted kitchen, one double bedroom and bathroom. There is parking available within the grounds of the development for residents and visitors.

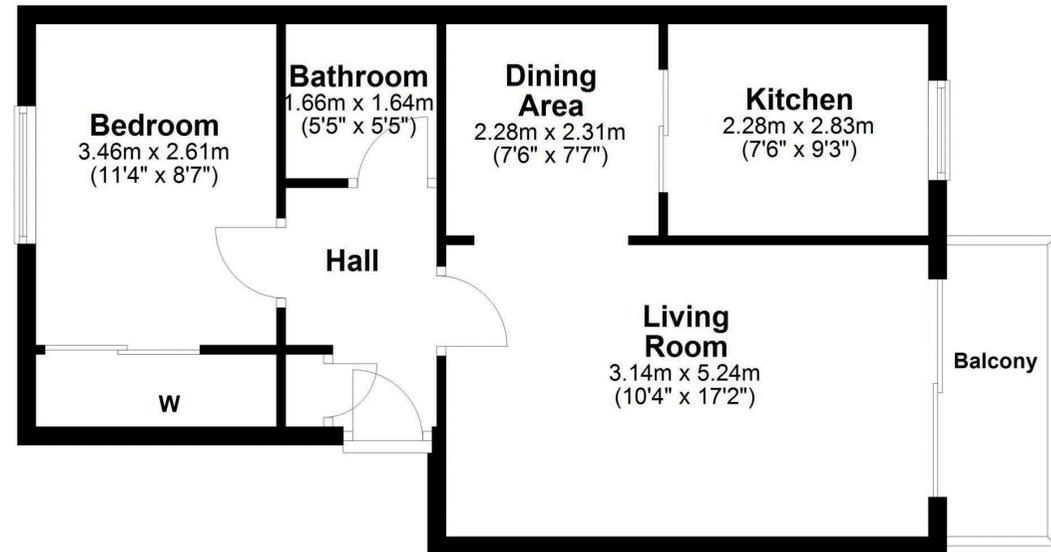
In more detail, the property is entered via a well-maintained communal entrance hallway, accessed through a secure entry phone system, which provides stairway access to the upper levels. On entering the flat, a reception hall with storage cupboard gives access to a spacious living room with glazed, sliding patio doors opening to an elevated balcony, commanding excellent views over the Firth of Clyde towards Arran in the west. The kitchen also has water views and is fitted with a range of wall and base units with a recently renewed electric oven and hob, together with a fridge/freezer which may be included in the sale. The kitchen is plumbed for a washing machine, dishwasher and has access to a dining area which is laid on a semi open-plan basis to the lounge. The hallway further leads to a double bedroom with fitted wardrobe storage and a bathroom fitted with a three-piece suite comprising WC, wash hand basin and bath with electric over bath shower.

In addition to the above the property benefits from electric heating with a recently upgraded consumer unit, double glazing, extensive loft storage and ample communal parking within the grounds of the development.

ENERGY RATING: D

COUNCIL TAX: D

## Top Floor



Total area: approx. 48.2 sq. metres (518.7 sq. feet)

## 16 Curlinghall, 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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