



19 NEW STREET, LARGS, KA30 9LL

 2 BED  1 BATH  1 PUBLIC

19 New Street, Largs is an upper quarter villa presented in good internal order in a central location less than half a mile from Largs town centre and its wide range of amenities. Largs is a popular coastal town on the Firth of Clyde, renowned for its attractive seafront promenade, marina and ferry connections to the Isle of Cumbrae. The town offers a variety of shops, cafés, restaurants and leisure facilities, together with rail links to Glasgow. The property offers accommodation comprising lounge/dining room, two double bedrooms, shower room and kitchen. The property also benefits from its own private area of garden to the rear.

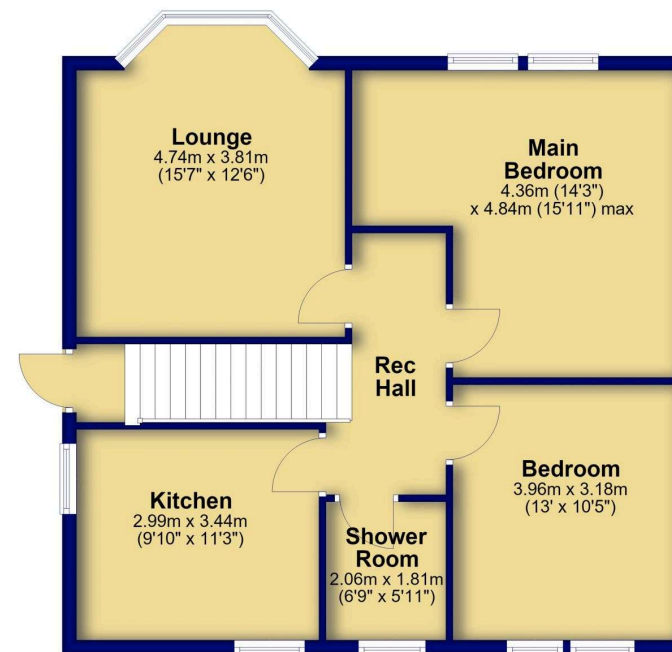
In more detail the accommodation is entered from the side of the building, where a flight of stairs leads to an inner reception hall. The reception hall provides access to the front facing lounge/ dining room with views over the local park. The kitchen is fitted with a range of wall and base mounted units, incorporating a range cooker, with further freestanding appliances which may be included in the sale. There are two double bedrooms, one front facing and one rear facing. Completing the accommodation is a shower room fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle.

In addition to the above, the property benefits from double glazing, gas central heating and extensive loft storage. Externally, there is access to an enclosed private garden, together with a garden shed which is included in the sale.

ENERGY RATING: C

COUNCIL TAX: C

## Ground Floor



Total area: approx. 68.9 sq. metres (741.3 sq. feet)

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## 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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