



49 WALKERSTON AVENUE, LARGS, KA30 8EP

 3 BED  2 BATH  1 PUBLIC

49 Walkeston Avenue, Largs, is a traditional mid-terrace villa situated on a highly popular road on the south side of the town, just a short distance from the seafront and within easy reach of the town centre and its wide range of amenities. Largs is a vibrant coastal town renowned for its promenade, marina, and excellent local facilities, as well as strong transport links to Glasgow by road and rail. This particular property is one of the rarer three-bedroomed models and is presented to the market in excellent internal and external condition, offering well-proportioned family accommodation.

In more detail, the accommodation on offer comprises an entrance via a glazed entrance porch which opens to a welcoming reception hall with access to a WC cloakroom. The hallway leads to a bright and spacious lounge open plan to a dining room, creating an excellent entertaining space. The lounge/dining room provides access to a modern fitted kitchen with a range of integrated appliances including fridge freezer, wine cooler, and dishwasher, with additional freestanding appliances including a washing machine, tumble dryer, and range cooker with double oven, which may be included in the sale. On the upper landing, there are three well-proportioned bedrooms, all benefiting from built-in storage, with the principal bedroom enjoying elevated filtered views of the Firth of Clyde. The family bathroom is fitted with a four-piece suite comprising WC, wash hand basin, bath, and separate shower cubicle.

Further benefits include double glazing, gas central heating, and well-maintained front and rear gardens, with the front garden featuring a paved terrace area.

ENERGY RATING: C

COUNCIL TAX: D



Total area: approx. 106.1 sq. metres (1141.8 sq. feet)
49 Walkerston Avenue, 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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