



Alexander Avenue

, Largs KA30 9EU

- Beautifully Presented
 - Walk-in condition
- Two Double Bedrooms
- Enclosed Back Garden
- Monoblock driveway
- Open Plan Breakfasting Kitchen and Lounge
- Modern Family Bathroom

Offers Over £135,000 Freehold





Location

Breakfasting Kitchen and Lounge

22'8" x 14'5"

An impressive dual-aspect open-plan living space flooded with natural light from windows to the front and rear. The contemporary kitchen is beautifully finished with sage cabinetry, Quartz worktops and upstands, brushed brass handles and fittings, a Belfast sink positioned beneath the rear window overlooking the garden, induction hob, extractor hood, integrated dishwasher, plumbed for washing machine and combi boiler concealed within a matching cupboard. A solid oak breakfast bar creates the perfect space for informal dining, complemented by feature pendant lighting. The lounge enjoys neutral décor, stylish herringbone-effect laminate flooring and a glazed internal door leading to the vestibule.

Utility area

Accessed directly from the kitchen, the useful utility area provides excellent additional storage with a large built-in cupboard and generous appliance space. A door leads directly to the rear garden.

Bedroom 1

14'5" x 11'2"

A spacious front-facing double bedroom finished in neutral décor with carpeting.

Bedroom 2

11'2" x 11'2"

A further generous double bedroom overlooking the rear garden. Complete with a built-in wardrobe incorporating shelving and hanging rail, this room is bright, peaceful and well-proportioned.

Family Bathroom

6'11" x 6'3"

A beautifully appointed contemporary bathroom featuring a white suite with rainfall shower over the bath, elegant brushed brass taps and shower fittings, glass shower screen, stylish wet-wall panelling around the bath, wood-effect feature panelling to the vanity wall, marble-effect flooring, spotlights and a tall brass towel radiator. A vanity unit beneath the sink provides useful storage.

Outside

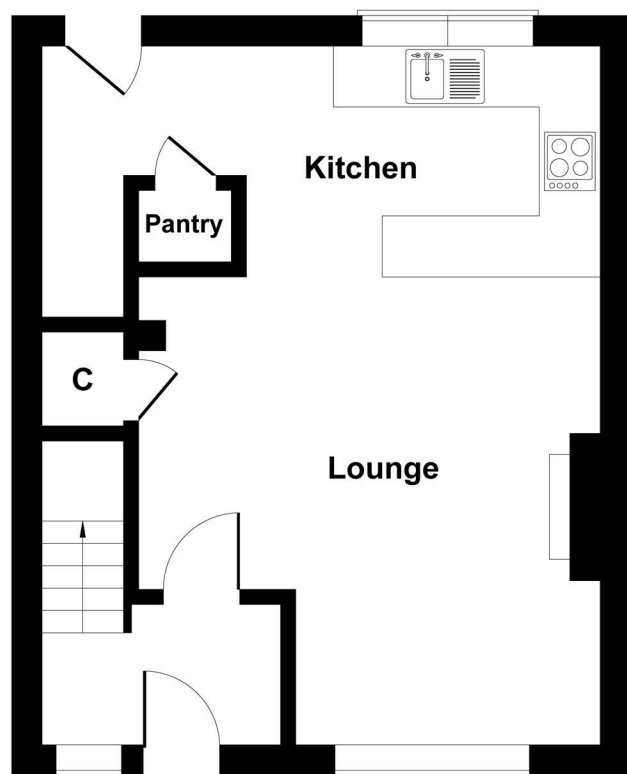
The rear garden is accessed directly from the utility area and offers a welcoming outdoor space with a slabbed patio, lawn and attractive shrubbery, ideal for relaxing or entertaining. To the front, a modern grey monoblock driveway provides off-street parking for two vehicles.



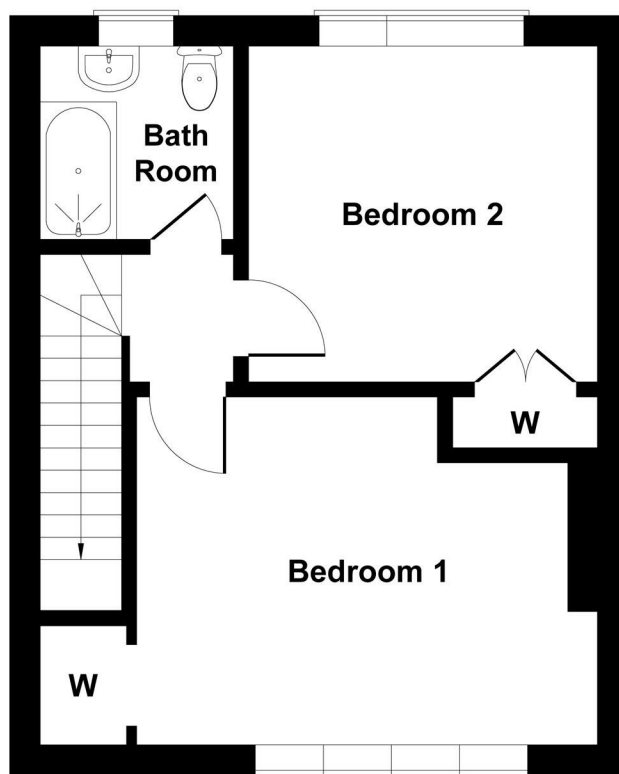
Local Authority **North Ayrshire Council**
Council Tax Band **B**
EPC Rating **D**



63 Alexander Avenue, Largs



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.