



19 JOHN STREET, LARGS, KA30 8HY

3 BED 1 BATH 3 PUBLIC



19 John Street is an immaculate, traditionally built red sandstone fronted semi detached villa extending to more than one thousand eight hundred square feet, occupying a convenient residential location within approximately a quarter of a mile of the seafront promenade and within easy reach of Largs town centre and its wide range of amenities. Largs is a popular coastal town offering excellent shopping, cafés, restaurants, leisure facilities, primary and secondary schooling, rail links to Glasgow and regular ferry services to Cumbrae. The property is presented in walk in condition and is formed over two levels with accommodation comprising a broad reception hallway, living room, family room, dining room, WC/cloakroom and a superb modern fitted kitchen, while the upper floor offers three double bedrooms and a newly refitted four piece family bathroom.



In more detail the property is entered through an entrance vestibule leading to a broad reception hallway. To the front is a bright south facing living room with a walk in bay window and an original fireplace as its focal point. The family room also enjoys a southerly aspect with an original period fireplace, while to the rear of the hall the dining room features a wood burning stove and opens directly into the superb modern kitchen. The kitchen is fitted with an extensive range of wall and base mounted units with solid butcher's block work surfaces and appliances to include a range cooker, dishwasher, microwave and American style fridge freezer which may be included in the sale. The WC/cloakroom is located to the rear of the kitchen with French doors providing direct access to the enclosed rear gardens. A staircase from the reception hallway leads to the first floor where there is a south facing principal bedroom with an original fireplace together with two further rear facing double bedrooms. The recently refitted family bathroom comprises a WC, wash hand basin with vanity unit, bath and separate walk in shower cubicle with thermostatic shower and rainfall head.



In addition to the above the property benefits from double glazing and gas central heating. A wealth of original period features have been retained in excellent condition, including ornate cornice work, stained glass detailing and original fireplaces and timber woodwork. Real wood flooring extends through both the entrance hallway and the living room. Externally, the enclosed rear gardens are laid mainly to lawn and incorporate two paved patio areas positioned to take full advantage of the sunny aspect, providing excellent space for outdoor relaxing and entertaining.



KEY FEATURES



Traditional Character Red Sandstone Semi Detached Villa



Original Features with Modern Decor



Close to Seafront and Town Centre



3 Bedrooms and 3 Public Rooms



Immaculate condition



ENERGY RATING: E

COUNCIL TAX: F

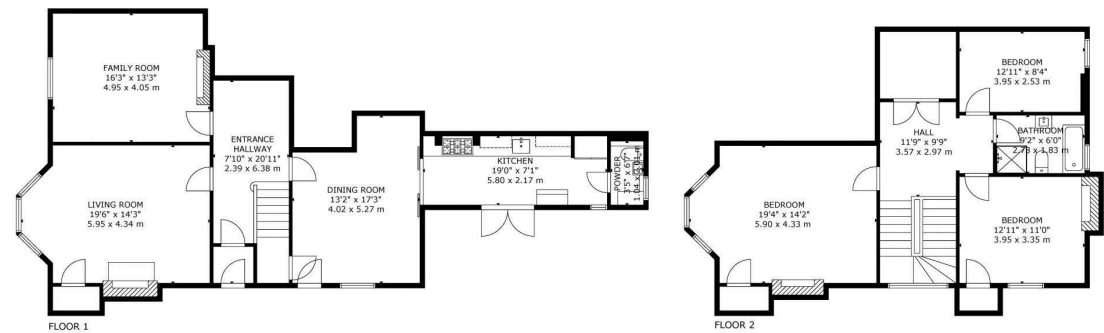
GET IN TOUCH

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GROSS INTERNAL AREA
TOTAL: 175 m²/1958 sq ft
FLOOR 1: 96 m²/1028 sq ft, FLOOR 2: 77 m²/830 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.