



52 KELVIN STREET, LARGS, KA30 9BA

 2 BED  1 BATH  1 PUBLIC

52 Kelvin Street is a traditional upper quarter villa presented to the market in truly walk in condition, both internally and externally. The property enjoys a convenient position within Largs, well placed for access to Largs Educational Campus and the Inverclyde Sports Facility, while the seafront promenade and the vibrant town centre are also within easy reach. Largs itself is a popular coastal town offering a wide range of amenities including shops, restaurants, leisure facilities and excellent transport links. The accommodation on offer comprises a lounge with dining recess, two double bedrooms, a modern shower room and a fitted kitchen. The property further benefits from gas central heating, double glazing, driveway parking and a beautifully maintained south facing rear garden.

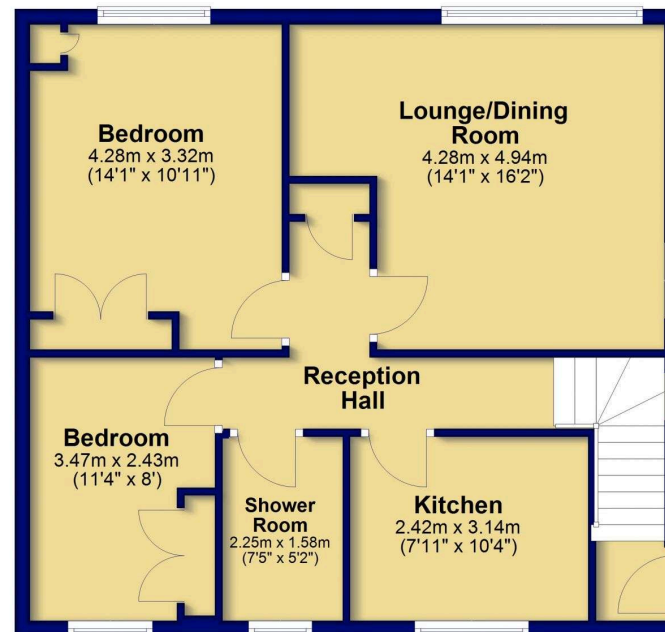
In more detail, the accommodation is accessed at ground level where a stairway leads to an inner reception hallway with storage cupboard. The reception hall opens to a spacious lounge with dining recess, providing an excellent entertaining space. The kitchen is fitted with a range of modern wall and base mounted units complemented by butchers block effect work surfaces and integrated appliances to include gas hob, oven and extractor. A freestanding washing machine and American style fridge/freezer are also included in the sale. There are two well proportioned double bedrooms, one front and one rear facing, both benefitting from wardrobe storage. The shower room is fitted with a modern three piece suite comprising WC, wash hand basin and a walk in shower cubicle with thermostatic shower.

In addition to the above, the property benefits from double glazing, gas central heating, recently renewed roof and extensive loft storage. There is driveway parking to the side, along with well maintained, lawned gardens to the rear enjoying a favourable southerly aspect. The rear garden features a timber summer house with tumble dryer and shed, both of which are included in the sale.

ENERGY RATING: C

COUNCIL TAX: A

Ground Floor



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

52 Kelvin Street, 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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