

tagg

G/L 70, NELSON STREET, LARGS, KA30 9AF

1 BED | 1 BATH | 1 PUBLIC

G/L, 70 Nelson Street, Largs is a traditionally built ground floor flat, conveniently located within half a mile of Largs town centre and its excellent range of local amenities. The property is presented in excellent internal and external condition and offers accommodation comprising reception hallway, lounge, kitchen, bedroom and bathroom. Further benefits include an external storage cupboard and a very well maintained communal drying green to the rear. Largs is a popular coastal town situated on the Firth of Clyde, offering an excellent range of shops, cafés, restaurants and leisure facilities, together with a picturesque seafront promenade, marina and regular transport links to Glasgow and surrounding areas. The town is also ideally placed for access to the beautiful Clyde coastline and the nearby islands of Cumbrae and Arran.

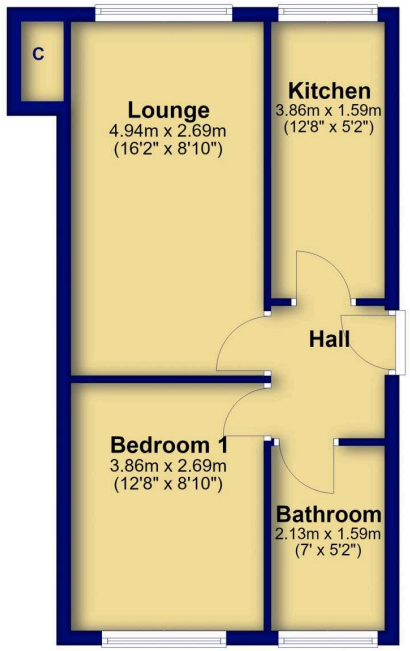
In more detail the accommodation features a secure entry phone system giving access to a well maintained communal entrance hall. On entering the property, a reception hall provides access to a quiet rear facing lounge. The kitchen is fitted with a range of wall and base mounted units, together with a freestanding electric oven, washing machine and fridge, which are included in the sale. The bathroom is also accessed from the reception hall and is fitted with a three piece suite comprising WC, wash hand basin and bath with overhead electric shower. The double bedroom is positioned to the front of the property.

In addition to the above, the property benefits from double glazing, gas central heating and a private store accessed from the rear of the entrance hallway.

ENERGY RATING: D

COUNCIL TAX: A

Ground Floor



Total area: approx. 37.9 sq. metres (408.5 sq. feet)

70 Nelson 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 misleadingor 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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