



T/R 150, MAIN STREET, LARGS, KA30 8JN

 2 BED  2 BATH  1 PUBLIC

150 Main Street, Largs is a traditionally built top floor flat set within an attractive blonde sandstone building, located yards from the centre of the popular coastal town of Largs. Presented to the market in excellent internal condition, the property offers well proportioned accommodation comprising a bright lounge, modern kitchen, shower room and two bedrooms, with the principal bedroom having access to an ensuite wc/cloakroom and one currently utilised as a home office. Largs is one of Scotland's most sought after seaside towns, offering an excellent range of amenities including a wide selection of shops, cafés, restaurants and supermarkets, together with a picturesque promenade, yacht marina, excellent rail links to Glasgow, and regular ferry services to the Isle of Cumbrae. The town also benefits from a renowned golf course, sports facilities and beautiful coastal walks.

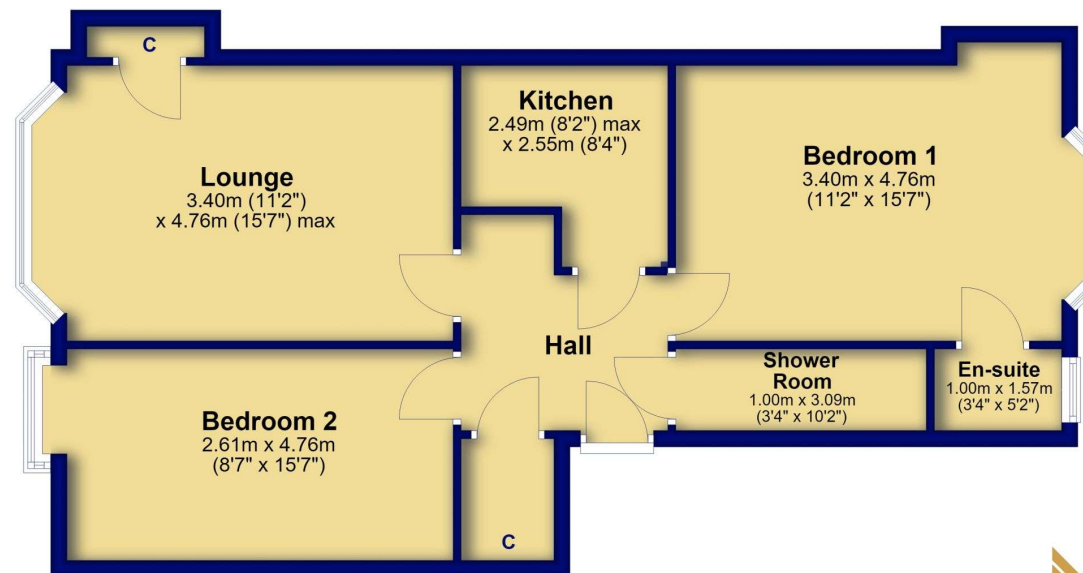
In more detail access to the property is gained via a well maintained communal entrance hallway leading to the top floor apartment. Internally, a reception hall provides access to all principal apartments. The lounge features a walk-in bay window with open views across the rooftops of Largs to the hills in the east. The internal kitchen is fitted with a range of modern wall and base mounted units with integrated appliances to include gas hob, oven and extractor. The freestanding fridge/freezer and washing machine may be included in the sale. There are two bedrooms with the principal bedroom having access to an ensuite WC/cloakroom and one of which is presently utilised as a home office, offering flexibility for purchasers working from home. The modern shower room is fitted with a three piece suite to include WC, wash hand basin and shower cubicle with rainfall shower head.

Further benefits include double glazing throughout, with modern sash and case windows recently installed. The property also features high quality laminate flooring, gas central heating with residents having access to a communal drying green located to the rear of the building.

ENERGY RATING: C

COUNCIL TAX: B

## Top Floor



Total area: approx. 66.7 sq. metres (717.5 sq. feet)

**150 Main 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.



## GET IN TOUCH



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