



7 BRISBANE CRESCENT, LARGS, KA30 8QS

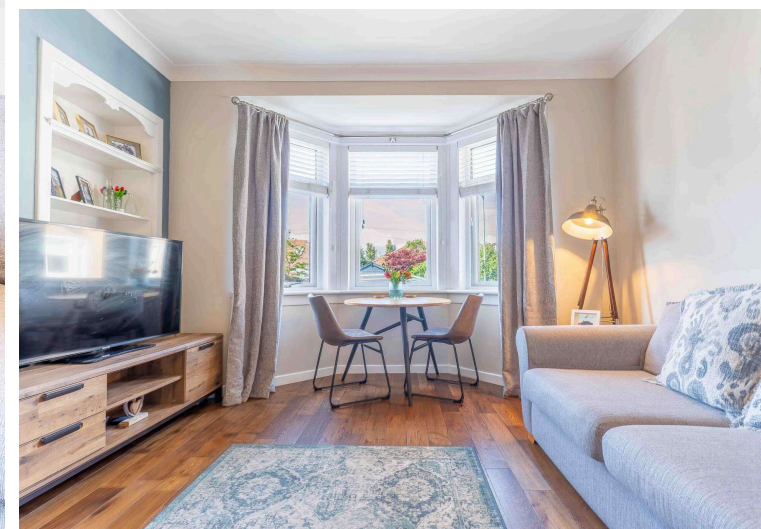
2 BED 1 BATH 1 PUBLIC



7 Brisbane Crescent is a quiet and desirable crescent of homes situated just off Brisbane Street, enjoying an enviable position within yards of Largs seafront promenade, whilst the town centre is also within approximately half a mile of the property. Largs is a popular coastal town on the Firth of Clyde, renowned for its attractive seafront, marina, ferry connection to Cumbrae and excellent range of local amenities. The town offers a good selection of shops, cafés, restaurants and leisure facilities, together with excellent transport links by road and rail to surrounding towns and Glasgow. This lower quarter villa is maintained in excellent internal and external order and offers well proportioned accommodation within this highly regarded location.

In detail, the accommodation comprises an entrance vestibule opening into a reception hallway with large storage cupboard, providing access to a bright, front facing lounge with a bay window and a wood burning stove forming an attractive focal point. To the rear of the hall is a modern fitted kitchen, incorporating a range of modern wall and base mounted units with a breakfast bar. Integrated appliances include a gas hob, oven, extractor hood, dishwasher and fridge freezer. A doorway provides direct access to the enclosed rear gardens. The property offers two well proportioned double bedrooms, with one positioned to the front and one to the rear, both benefitting from built in wardrobe storage. Completing the accommodation is a modern bathroom fitted with a three piece suite comprising WC, wash hand basin with vanity unit and bath with thermostatic over bath shower.

In addition to the above, the property has recently renewed double glazing and gas central heating. There is an area of garden to the front and enclosed rear gardens laid predominantly to lawn, chipped driveway parking is provided to the side of the property . Overall, this is an exceptionally well maintained lower quarter villa, ideally positioned for those seeking a peaceful residential setting within close proximity of the seafront and the town centre.



KEY FEATURES

Ground floor quarter villa

Presented in excellent internal and external order

Modern kitchen and bathroom

Set within a quiet and desirable crescent of homes

Two well proportioned bedrooms

Gardens to the front and enclosed rear gardens



ENERGY RATING: C

COUNCIL TAX: C

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



www.taggproperty.com



01475 674628



Home@taggproperty.com

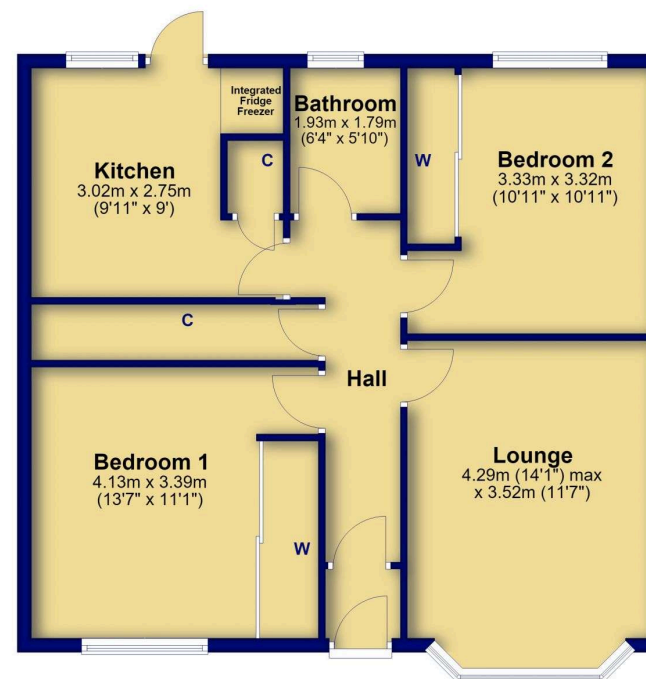


OnTheMarket



rightmove

Ground Floor



Total area: approx. 74.8 sq. metres (804.6 sq. feet)

7 Brisbane Crescent, 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.