



23 BLYTHSWOOD CRESCENT, LARGS, KA30 8HX

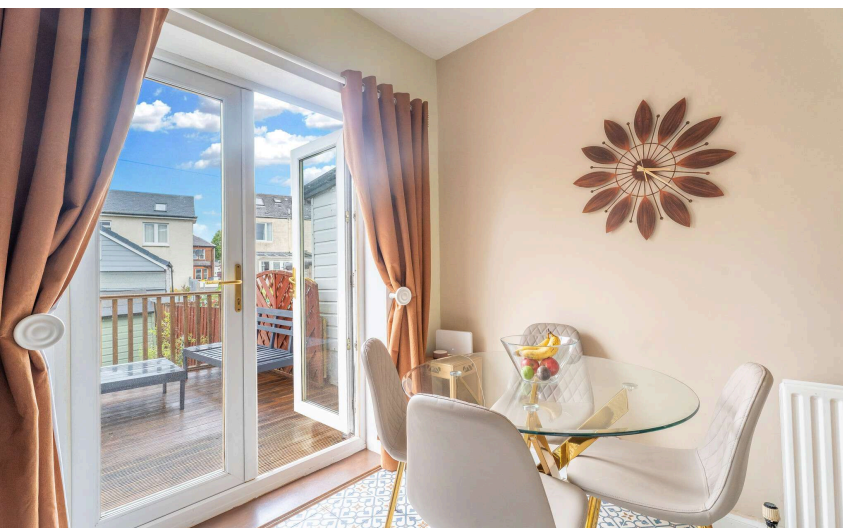
 2 BED  1 BATH  1 PUBLIC



23 Blythswood Crescent is a traditional terraced villa situated within a quiet and established residential crescent, approximately a quarter of a mile from Largs seafront, with the town centre and its wide range of amenities readily accessible. Largs is one of Scotland's most popular coastal towns, renowned for its attractive promenade, marina, independent shops, cafés, restaurants, leisure facilities, and excellent transport connections, including rail links to Glasgow and regular ferry services to the Isle of Cumbrae. Presented in excellent internal and external condition, the property offers well proportioned accommodation comprising a reception hall, lounge, dining kitchen, two double bedrooms, modern shower room and a floored and lined loft. The property is further complemented by easily maintained gardens to both the front and rear.



In greater detail, the accommodation is entered via a reception hall which provides access to a bright and spacious lounge with bay window and high quality walnut effect laminate flooring. A doorway from the lounge leads to a modern dining sized kitchen fitted with a range of modern wall and base units together with integrated appliances to include gas hob, double oven and fridge/freezer. The freestanding washing machine and dishwasher are also included in the sale. French doors from the kitchen open directly onto the rear garden, which features a series of well maintained timber decked terraces and a garden shed which is included in the sale. On the upper landing there are two double bedrooms, with the principal bedroom benefitting from high quality walnut effect laminate flooring and a freestanding mirrored wardrobe which is included in the sale. The shower room is fully tiled and fitted with a modern three piece suite comprising WC, wash hand basin and shower cubicle with rainfall shower head. A doorway from the principal bedroom provides access via a fixed staircase to a useful floored and lined loft area.



Further features of the property include double glazing, gas central heating, neatly maintained gardens to the front, and attractive decked gardens to the rear incorporating a timber shed.



KEY FEATURES

Traditional terraced villa in a quiet, established crescent.

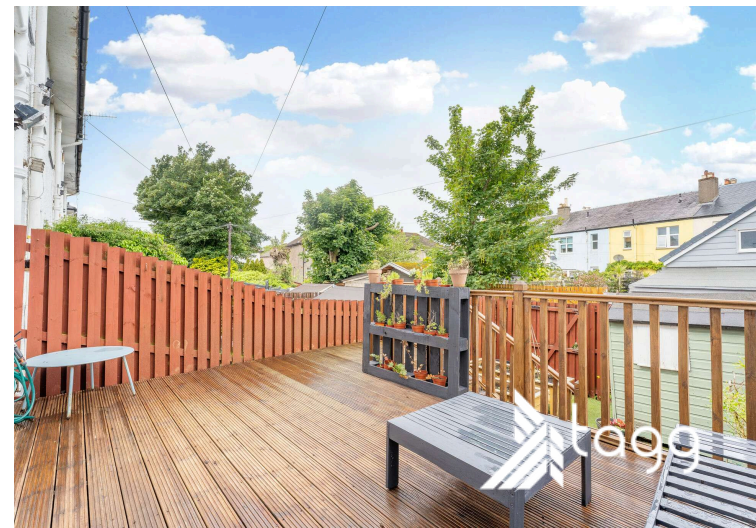
Modern dining kitchen with French doors to the garden.

Useful floored and lined loft with fixed staircase.

Spacious lounge with classic bay window.

Low-maintenance rear garden with tiered timber decking.

Excellent walk-in condition.



ENERGY RATING: C

COUNCIL TAX: C

GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

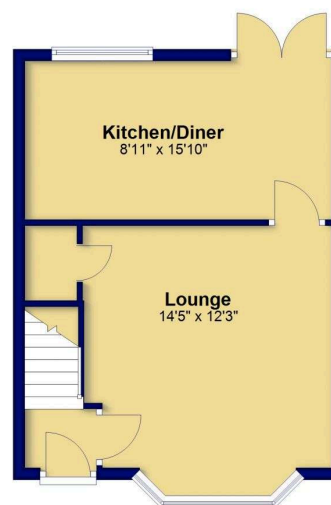
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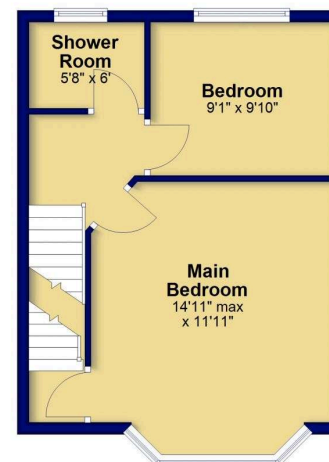
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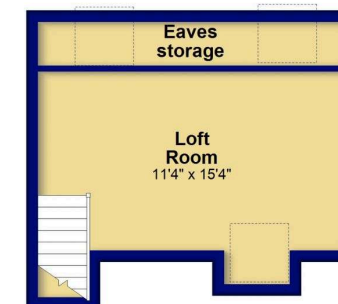
Ground Floor



First Floor



Second Floor



Total area: approx. 1024.8 sq. feet
23 Blythswood 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.