



47 KELVIN STREET, LARGS, KA30 9BD

2 BED 1 BATH 1 PUBLIC

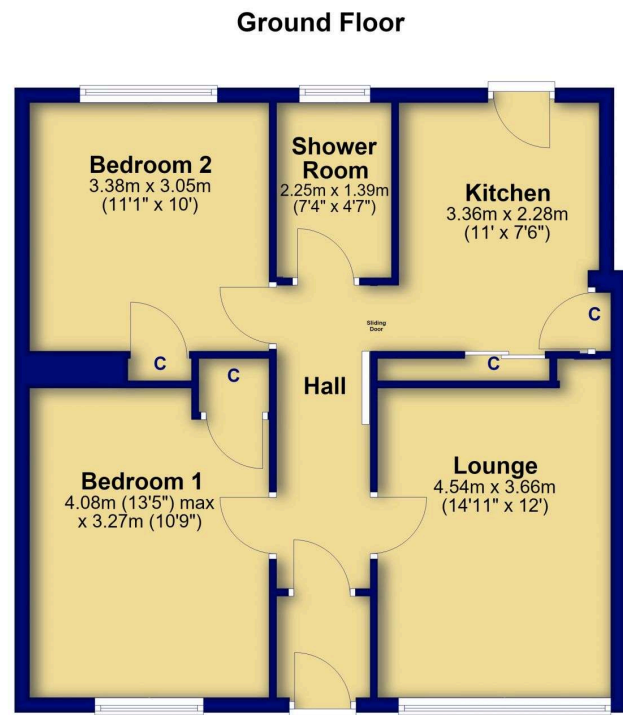
47 Kelvin Street, Largs is a lower quarter villa presented in excellent internal and external condition which benefits from private gardens to both the front and rear, together with off street driveway parking. The accommodation comprises reception hallway, bright lounge/dining room, two double bedrooms, modern fitted kitchen and bathroom. The property is well placed for ease of access to Largs promenade, Largs school campus, while the town centre is also within approximately a half mile and offers a wide range of shops, cafes, restaurants and other amenities. Largs is a popular coastal town situated on the Firth of Clyde, renowned for its seafront, marina and attractive views across to the Isle of Cumbrae and Arran, with excellent transport links to Glasgow and surrounding areas.

In more detail, a private entrance doorway gives access to a reception hallway, which in turn opens to a bright lounge/dining room with a southerly aspect. There are two bedrooms, with the main bedroom benefitting from a comprehensive range of freestanding storage wardrobes, which are included in the sale. The modern kitchen is fitted with a range of wall and base mounted units, incorporating a five burner gas hob, electric oven and dishwasher. There is a built in storage cupboard and doorway access to the rear gardens. A freestanding fridge freezer may also be included in the sale. The bathroom is fitted with a modern three piece suite comprising WC, wash hand basin and shower bath with over bath shower.

In addition to the above, the property benefits from gas central heating and double glazing. The enclosed front garden has a southerly aspect and is laid mainly to lawn with off street driveway parking. The rear gardens include an area of private lawn together with access to a communal drying green.

ENERGY RATING: C

COUNCIL TAX: B



Total area: approx. 65.2 sq. metres (701.8 sq. feet)
47 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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