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LARGS / NORTH AYRSHIRE / KA30 8LD

2/1

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A COSY ONE BEDROOM FLAT //
POSITIONED IN THE SOUGHT AFTER COASTAL TOWN OF LARGS



KITCHEN // DINING AREA //
LOUNGE // BEDROOMS //
BATHROOM //



Boyd Street is ideally positioned in the sought after town of Largs. Largs is located on the West Coast of Scotland on the ever popular Firth of Clyde. Excellent local shopping, restaurants and bars are on the properties doorstep and not forgetting the iconic Nardini's. There is also schooling at both primary and secondary levels. Those seeking social pursuits can find these within Vikingar, Kelburn Country Park, the ever popular Largs shorefront, An abundance of local golf courses to suit all levels and Largs Yacht Haven which offers access to the renowned sailing waters of the West Coast. Largs offers an ideal base to access all major road networks and is in close proximity to both international airports at Glasgow and Prestwick. Train services are also available direct to Glasgow Central Station and destinations further afield.

Part Exchange available. We are delighted to

introduce to the market this spacious, but 'cosy' one bedroom second floor apartment with all amenities on its doorstep. It is ideal for a wide variety of potential purchaser(s) looking for their ideal home. The flat has been well designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside discerning purchaser(s) will be greeted with a first-class specification.

The flat boasts a host of features which include a secure entry system. The bright and airy formal lounge has a feature fire and surround as its focal point, this gives a real cosy feel, especially in winter months. The kitchen has been fitted with a range of floor and wall mounted units with space provided for free standing appliances. The outlook from this room is absolutely stunning.

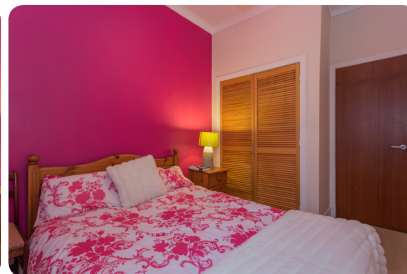
You will occasionally find yourself gazing out the window or relaxing in a chair with a good book. An added bonus is the space provided for a breakfast table and chairs. This zone is popular for grabbing a bite to eat before a hard day at the office. The master bedroom is a spacious room with a range of furniture configurations and space for additional free standing furniture if required. It is further enhanced with built in wardrobes, creating excellent storage space.

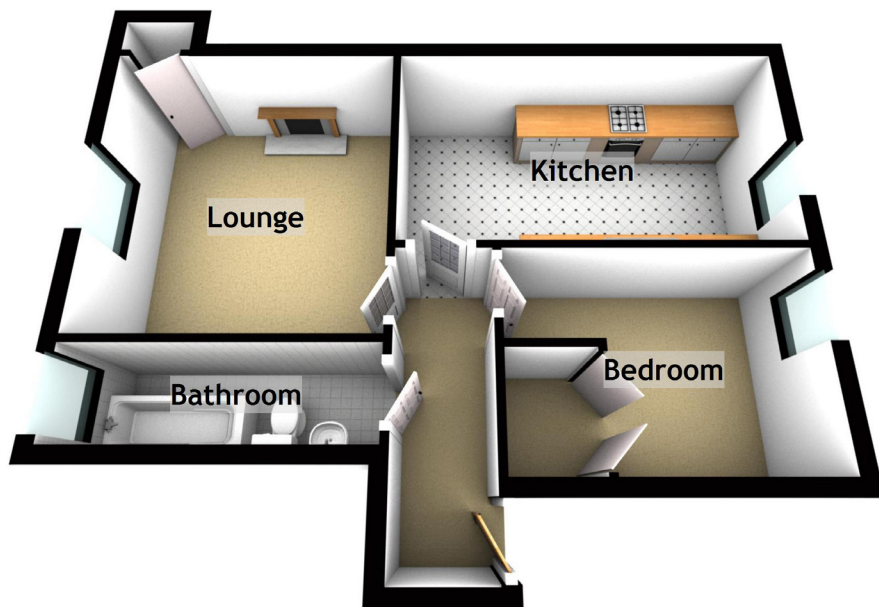
A contemporary three piece bathroom suite with over-head shower shower completes the accommodation internally. A well maintained communal garden can be found at the rear of the property.

Gas central heating and double glazing has been installed to ensure a warm, yet cost effective way of living all year round.



PROPERTY
VIEWS





Approximate Dimensions (Taken from the widest point)

Lounge	3.70m (12'2") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 2.66m (8'9")
Bedroom	3.63m (11'11") x 2.50m (8'2")
Bathroom	3.50m (11'6") x 1.20m (3'11")

Gross internal floor area (m²)

39 m²

EXTRAS

(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Kitchen appliances.

 1 BED	 1 BATH	 ON STREET	ENERGY D EPC RATING
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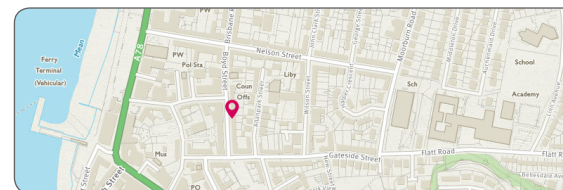


Image credit: <https://www.dumfries.gov.uk/dumfries/>


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Part
Exchange
Available



Text and description
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