




McEwan Fraser Legal
Solicitors & Estate Agents
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37 Hollywood
LARGS, NORTH AYRSHIRE, KA30 8SR

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Largs itself located on the west coast of Scotland on the ever popular Firth of Clyde.

There is excellent local shopping, restaurants, bars in the area 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.

McEwan Fraser Legal are delighted to bring to the open market this two bedroom top floor flat offering fantastic views. The property is in excellent

decorative order and would make an ideal purchase for the discerning buyer.

In more detail, the property consists of a welcoming hallway with storage and access to the attic, the bright and airy lounge allows for free standing furniture and different configurations, access to the balcony is also though the lounge.

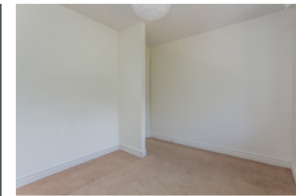
The kitchen comes with floor to ceiling units, hob, oven, space for washing machine and fridge freezer.

There are two excellent sized bedrooms both bright and airy and both allowing for ample free standing future. One of the rooms also benefits from built-in storage.

The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

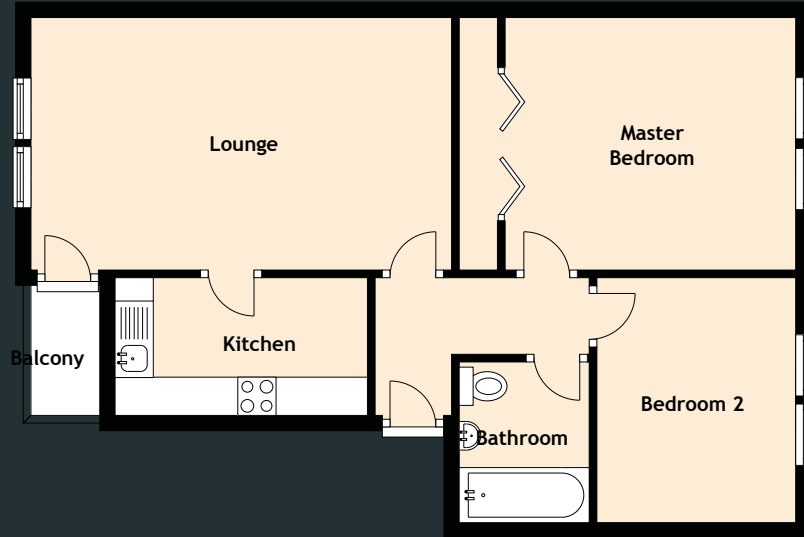
Externally there is ample parking and a shared drying area.

The property also benefits from electric heating and double glazing.



Specifications

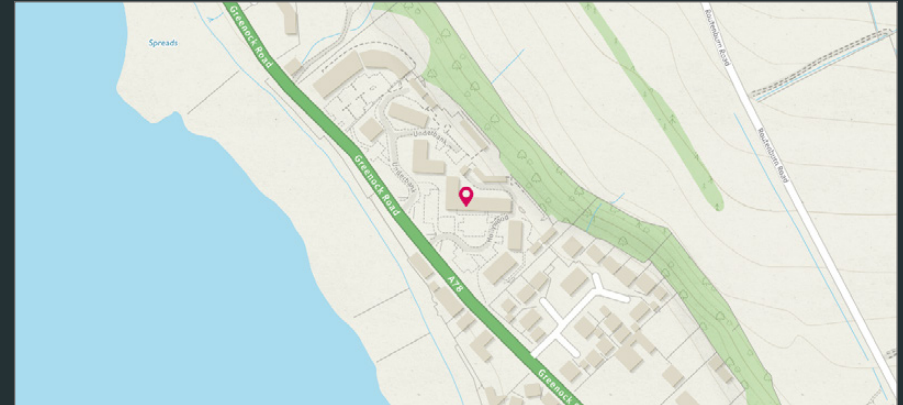
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.30m (10'10")
Balcony	1.80m (5'11") x 1.00m (3'3")
Kitchen	3.30m (10'10") x 1.80m (5'11")
Master Bedroom	3.80m (12'6") x 3.30m (10'10")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 58m² | EPC Rating: C



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