



30 CUMBRAE COURT, NELSON STREET, LARGS,

🛏 2 BED 🚿 1 BATH 🚻 1 PUBLIC

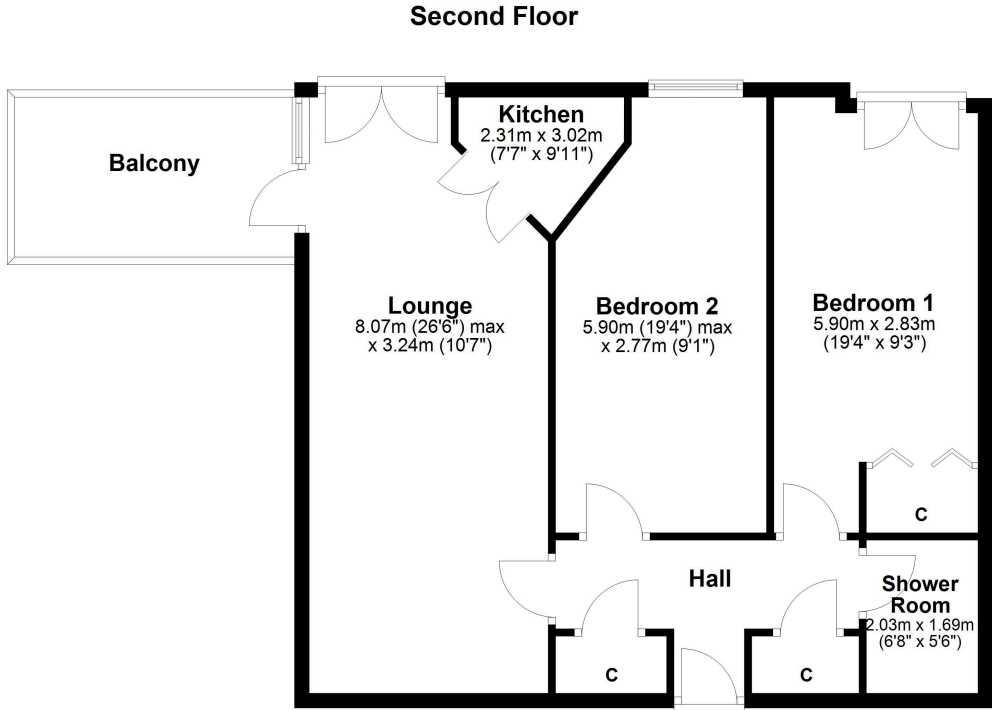


Cumbrae Court is one of Largs most sought-after purpose built developments of apartments , centrally positioned along the town's picturesque promenade with open aspects across the Firth of Clyde. The development is renowned for its high standard of presentation, secure environment and excellent range of residents' facilities, all designed to support comfortable and independent retirement living. Features include secure controlled entry, a welcoming residents' lounge, lift and stair access to all levels, a home manager on site, guest suite accommodation for visitors and a communal laundry room. The development enjoys carefully maintained communal areas and is within easy reach of Largs town centre and its wide range of amenities. Number 30 is quite possibly the finest apartment within the development, enjoying an enviable first-floor position with outstanding views. The accommodation comprises a welcoming reception hall, a spacious and elegant lounge leading to a fabulous broad covered terrace with panoramic views across the promenade and the Firth of Clyde, two double bedrooms, a fitted kitchen and a modern shower room.

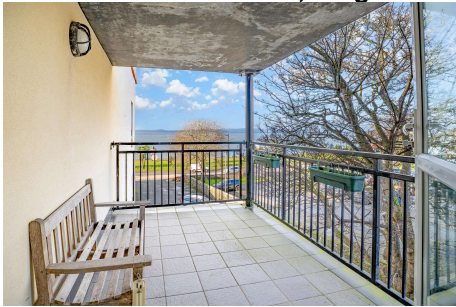
In more detail the property is entered via secured gates into the main development and car park where there is access to a residents' lounge and communal areas with stair and lift access lead to the first floor. On entering the apartment itself, a reception hall benefits from two storage cupboards. The lounge is a bright and impressive space featuring French doors opening to a Paris-style balcony, along with a further glazed door leading directly onto the substantial covered terrace. The terrace is an outstanding feature of the property and ideal for enjoying the coastal outlook in comfort and space. The lounge has French door access to a modern kitchen fitted with a range of wall and base units with integrated ceramic hob, oven, extractor and freestanding fridge/freezer. The main bedroom is a spacious double room with built-in wardrobes incorporating mirrored doors and enjoys glazed French doors opening onto a Paris balcony adding further light and flexibility to the accommodation. The guest double bedroom has built in wardrobes with mirrored doors.

Completing the interior is a modern shower room with three piece suite to include WC, wash hand basin and walk-in shower cubicle. Further benefits include double glazing, electric heating, a residents lounge, on-site home manager, communal laundry room and a guest suite for visiting family or friends. This exceptional apartment offers an enviable combination of location, outlook and quality within one of Largs most desirable retirement developments.

ENERGY RATING: C    COUNCIL TAX: E



Total area: approx. 72.7 sq. metres (782.2 sq. feet)  
**30 Cumbrae Court, 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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WWW.TAGGPROPERTY.COM



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HOME@TAGGPROPERTY.COM