



60 CURLINGHALL, LARGS, KA30 8LA

🛏 3 BED 🚿 2 BATH 🚻 2 PUBLIC

60 Curlinghall is an immaculate, rarely available semi-detached villa located within this popular established development of homes and apartments on the south side of Largs within yards of the seafront. Curlinghall also enjoys close proximity to the centre of Largs, with its promenade, wide range of shops, restaurants, leisure facilities and excellent transport links readily accessible. The property offers deceptively spacious accommodation comprising an entrance vestibule leading to a reception hall with WC cloakroom, a lounge laid open plan to a dining room, with the dining room giving access to a fitted kitchen. The first floor has three bedrooms, the principal bedroom benefiting from an en suite shower room, together with a family bathroom. The property further benefits from south-facing secure walled gardens and driveway parking.

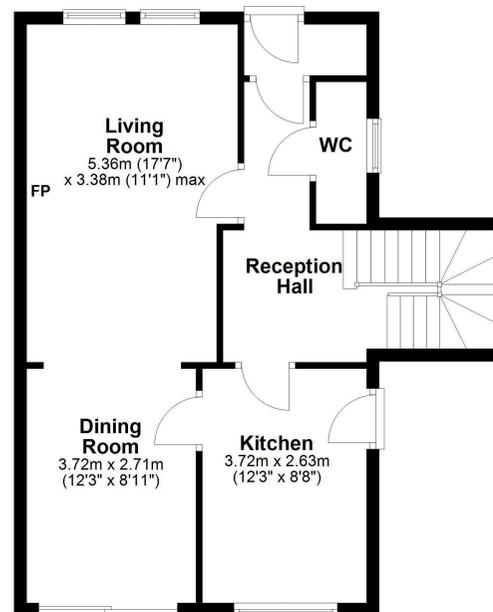
In more detail, the accommodation on offer comprises an entrance vestibule leading to a reception hallway with a WC/cloakroom and storage cupboard. The reception hall opens to a front-facing lounge laid on an open-plan basis to the dining room. The dining room features sliding patio doors opening to a paved terrace in the rear gardens and provides access to the fitted kitchen. The kitchen is equipped with a range of wall and base units and integrated appliances including a ceramic hob and double oven. The kitchen is plumbed for a washing machine and also offers direct doorway access to the rear of the property. On the upper level, there are three well proportioned bedrooms, all benefiting from built-in storage. The principal bedroom has access to a recently re-fitted, modern three-piece en suite shower room comprising WC, wash hand basin and shower cubicle with electric shower. The family bathroom is fitted with a three-piece suite including WC, wash hand basin and bath with electric over-bath shower. Built in storage is provided on the upper landing in addition to loft access.

The property further benefits from double glazing, gas central heating, driveway parking to the side and attractive south facing lawned gardens to the rear, enclosed by a well-maintained wall.

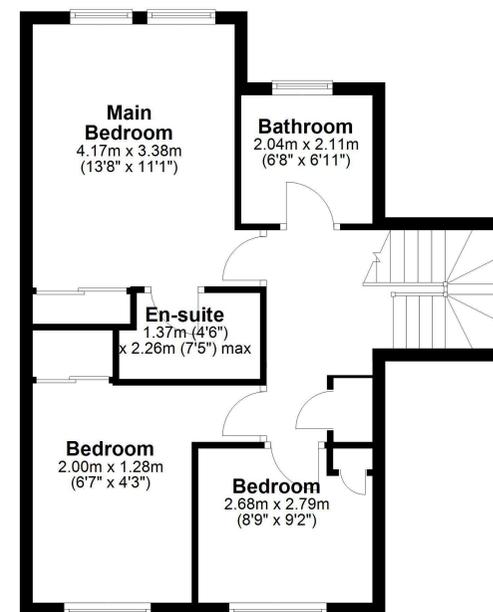
ENERGY RATING: D

COUNCIL TAX: F

Ground Floor



First Floor



Total area: approx. 101.4 sq. metres (1091.1 sq. feet)

**60 Curlinghall, 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.



**GET IN TOUCH**

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