



28A, FRAZER STREET, LARGS, KA30 9HP

 2 BED  1 BATH  1 PUBLIC

28a Frazer Street is a bright and spacious two-bedroom second-floor apartment situated within a highly popular and convenient residential location in the coastal town of Largs. The property is ideally positioned to take full advantage of everything the town has to offer, sitting less than a quarter of a mile from both the vibrant town centre and Largs' attractive seafront promenade. This central location offers seamless access to a wide range of local amenities, boutique shops, cafes, restaurants, and excellent public transport links. Largs itself is renowned for its stunning coastal setting on the Firth of Clyde, providing a wealth of recreational and leisure facilities that make it an exceptionally desirable place to live.

Presented in good order, the accommodation is well-proportioned and offers a flexible, practical layout that will appeal to a wide range of buyers, including first-time purchasers, downsizers, or buy-to-let investors. The property comprises a welcoming reception hallway, a spacious lounge, a fitted kitchen, two double bedrooms with built-in storage, and a three-piece bathroom.

In more detail the property is entered via a secure communal hallway, with stairway access leading to the upper landing and the apartment's inner reception hall. From the hallway, access is gained to a bright and airy lounge, providing a generous main living space with ample room for freestanding furniture. Adjacent to the lounge is the kitchen, which is fitted with a good range of wall and base mounted units. The kitchen includes an integrated electric oven and hob with an extractor hood, alongside space for a freestanding washing machine, which will be included within the sale.

Also located off the reception hall are two well-proportioned double bedrooms, both benefiting from practical built-in storage cupboards. Completing the accommodation is a functional three-piece bathroom fitted with a WC, wash hand basin, and a bath with an overhead shower. Secure entry and communal hall.

ENERGY RATING: C

COUNCIL TAX: D

Second Floor



Total area: approx. 71.8 sq. metres (772.3 sq. feet)

28A Frazer 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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