



18A, ROYAL AVENUE, LARGS, KA30 9JL

 2 BED  1 BATH  1 PUBLIC

Situated within a popular residential area of Largs, Royal Avenue is well placed for ease of access to Largs Educational Campus and the Inverclyde Sports Marina, with Largs town centre also within easy reach. Largs is a popular coastal town situated on the Firth of Clyde, offering a wide range of local amenities including shops, cafés, restaurants and leisure facilities, together with excellent transport links to surrounding areas and Glasgow. The town is also well known for its attractive seafront promenade, marina and views across the Firth of Clyde towards the Isle of Cumbrae. 18A Royal Avenue is a ground floor apartment presented in excellent internal and external condition with accommodation comprising reception hall, lounge, two double bedrooms, shower room and modern kitchen. The property also benefits from front and rear gardens, with gated off street parking to the front.

In more detail the accommodation is entered through a well maintained communal entrance hallway via secure entry phone system, giving access to an inner reception hall. The hall opens to a front facing lounge with feature fireplace forming the focal point of the room. To the rear of the lounge is a modern kitchen, fitted with a range of wall and base mounted units and integrated appliances to include electric oven, hob and extractor. The freestanding fridge freezer, washing machine and tumble dryer may be included in the sale. The kitchen has doorway access to the rear gardens which can also be used to enter the apartment. The property has two double bedrooms, both benefitting from built in wardrobe storage and a modern shower room fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with thermostatic shower and rainfall head.

In addition to the above, the property benefits from gas central heating and well maintained gardens to both the front and rear. The front gardens feature gated off street parking, while the rear gardens have a westerly aspect and are laid predominantly to lawn, with a paved terrace and a garden shed, which is included in the sale.

ENERGY RATING: D

COUNCIL TAX: A

Ground Floor



Total area: approx. 67.0 sq. metres (721.6 sq. feet)

18a Royal Avenue, 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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