



5 NEWHAVEN GROVE, LARGS, KA30 8NS

 4 BED  2 BATH  3 PUBLIC



Located within this sought after, small development of homes, adjacent to the shoreline, this modern detached villa enjoys a convenient setting within close proximity to Largs seafront promenade and the town centre. Largs is a popular coastal town on the Firth of Clyde, offering a wide range of local amenities, shops, cafés and restaurants, together with leisure facilities and excellent transport links to Glasgow. The town is renowned for its attractive waterfront, marina and views across the Firth of Clyde towards the islands of Cumbrae and Arran.

The property is presented in excellent internal and external condition with well proportioned accommodation comprising reception hallway, lounge, dining room, WC cloakroom, conservatory, fitted kitchen, four bedrooms with master en-suite, bathroom and a double integral garage. Further benefits include extensive monobloc driveway parking and gardens to the front and rear. In more detail the property is entered via a broad reception hallway, which provides access to the front facing lounge. To the rear of the hall there is a WC cloakroom, together with doorway access to the dining room. The dining room has a set of sliding glazed doors which open to the conservatory. The kitchen is fitted with a range of wall and base mounted units, with an ample supply of integrated appliances, breakfast bar and doorway providing access to the rear garden. On the upper landing, there are four bedrooms, all benefitting from built in wardrobe storage, together with two useful storage cupboards. The master bedroom features an extensive range of built in wardrobes and access to an en-suite shower room fitted with a four piece suite comprising WC, two wash hand basins and a separate shower cubicle. The family bathroom is located on the upper landing and is fitted with a three piece suite to include WC, wash hand basin and bath.

In addition to the above the property has double glazing, gas central heating and neatly maintained gardens to the front and the rear. The rear gardens are enclosed and feature two paved terraces. Extensive monobloc driveway parking leads to the double integral garage, which is equipped with power and light.



KEY FEATURES

Sought after Prestigious
Development

Direct access to the shoreline from
the development

Double Integral Garage

All bedrooms with fitted
wardrobes

Conservatory

Extensive monobloc Driveway



ENERGY RATING: D

COUNCIL TAX: G

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



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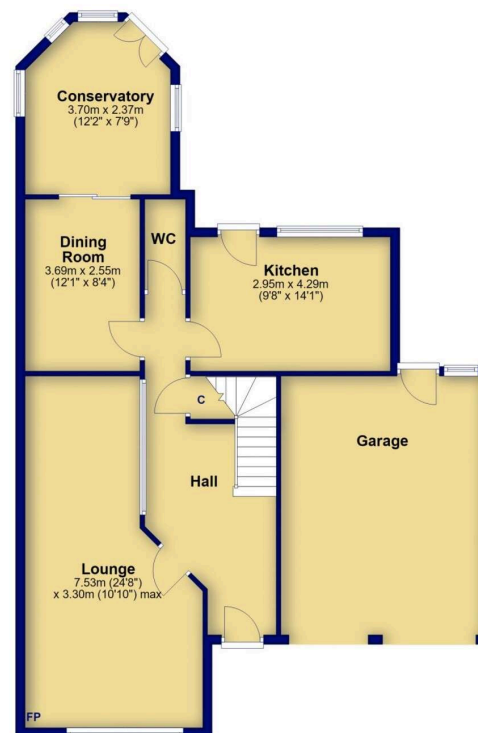
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Ground Floor



First Floor



Total area: approx. 154.0 sq. metres (1658.0 sq. feet)
5 Newhaven Grove, 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.