



Situated in popular yet quiet area of Largs this well-presented GROUND FLOOR FLAT which is ideally located with the added benefit of secured entry. Hallway, lounge, kitchen, double bedroom & bathroom. GCH & DG. Early viewing advised.

**FLAT 0/2, 2 KELBURN COURT, LARGS , KA30 8HN**

**OFFERS OVER: £65,000**

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Situated in popular yet quiet area of Largs this well-presented GROUND FLOOR FLAT which is ideally located with the added benefit of Secured entry. The property has gas central heating and double glazing throughout. Communal ground to the rear. Early viewing is advised.

Secured entry giving access to well-maintained communal close. Hallway giving access to all accommodation. Storage cupboard. The lounge is to the front of the property offering ideal living space with large picture window allowing natural sunlight providing a bright living space. Breakfasting kitchen lounge hosting a variety of wall and floor units providing ample work and storage space. Gas hob, oven and extractor. The property benefits from a spacious double bedroom with fitted mirrored wardrobes providing ample storage space within the property. Fully tiled bathroom hosting w.c, wash hand basin and bath with shower over.

Largs is a popular town as it provides many amenities to include local and supermarket shopping along with primary and secondary schooling. Local bus service runs every 30 minutes. For the commuter it is an ideal base as there are good road networks providing destinations further afield together with local railway station giving access up and towards Glasgow. Ferry link to Isle of Cumbrae run frequently. Leisure facilities can be found within the Vikingar.

#### ACCOMMODATION

Hallway – 3.62m(11'9")x0.83m(2'7")approx. excluding storage

Lounge – 4.23(13'9")x3.68m(12'1")approx.

Kitchen – 4.66m(15'3")x2.60m(8'5")approx.

Bedroom – 3.66m(12'0")x2.42m(7'9")approx. excluding wardrobes

Bathroom –

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The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

#### SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.