



This deceptively spacious GROUND FLOOR FLAT offers well presented flexible accommodation and is located in a popular residential area of Largs.

The well presented accommodation on offer comprises: reception hallway with shelved storage cupboard and large storage cupboard (this is currently being used as a small study); good sized lounge; dining room (this is currently being used as a third bedroom); refitted modern kitchen including stainless steel hob, oven and chimney style extractor; two generous double bedrooms; and partially tiled bathroom which has been refitted with a modern three piece white suite and electric shower.

The specification of the property includes: double glazing and gas central heating. There are also well maintained communal grounds and drying area to the rear.

EXTRAS

By separate negotiation.

TRAVEL DIRECTIONS

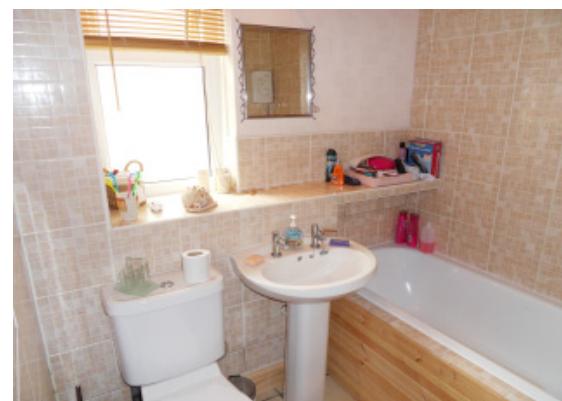
From Colvin Houston Estate Agents' office on Main Street proceed straight across and up Bellmans Close. Turn first left on to Gateside Street and follow the road round to the right at the top on to Moorburn Road. Proceed along and turn right on to Holehouse Road. Then continue along taking the fourth on the left in to Holehouse Court where the property is located on the left hand side.

PRICE

'Offers In The Region Of' £65,000

REF


L01191




ACCOMMODATION

Reception Hall	
Lounge	15 ft 8 x 10 ft 8
Dining Room	8 ft 8 x 7 ft 8
Kitchen	10 ft 2 x 7 ft 8
Bedroom One	12 ft 4 x 8 ft 0
Bedroom Two	12 ft 8 x 10 ft 5
Bathroom	



 www.rightmove.co.uk

 www.s1homes.com

www.s1homes.com

VALUATION

We offer a valuation service to you without cost or obligation. Please contact our office on 01475 672001.

MEASUREMENTS

The measurements within our details have been taken from wall to wall unless otherwise stated.

PROPERTY

MISDESCRIPTIONS ACT

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the particulars should be independently verified by prospective buyers or tenants. We have not tested the electrical or other appliances which may be within the property including, where applicable, central heating systems. Neither Colvin Houston Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

MORTGAGE ADVICE

(Independent Mortgage Advisers)

Given the choice you will face when taking out a mortgage, doesn't it make sense to seek professional advice on probably the biggest financial commitment you are ever likely to make. We can introduce you to our Financial Adviser who, through Independent Mortgage Advisers can help you find the most suitable mortgage for you from over 1000 mortgage schemes and from over 100 UK lenders, including some exclusive schemes.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

 **Colvin Houston**
Estate Agents

66 Main Street
Largs, Ayrshire
KA30 8AL

Tel: 01475 672001

Fax: 01475 673042

www.colvinhouston.com