





Situated close to Largs town centre, this traditional TOP FLOOR ATTIC FLAT offers well presented accommodation and would make an excellent first time purchase, but to let, or a as a holiday home.

The accommodation on offer comprises: reception hallway with security entry handset and large storage cupboard; lounge with gas fire; galley style kitchen fitted with a good selection of floor standing and wall mounted units; double bedroom which has built-in wardrobe with mirrored sliding doors and separate storage cupboard which houses the central heating boiler; and fully tiled bathroom fitted with a three piece suite comprising wc, wash hand basin, and bath with electric Mira shower.

The specification of the property includes: security door entry system; double glazing; gas central heating with Worcester boiler. There is also a communal drying area to rear with outside storage.

#### TRAVEL DIRECTIONS

From Colvin Houston Estate Agents office on Main Street, Largs, turn left and proceed down Main Street following the road round to on to Gallowgate Street. Continue for a short distance and turn right at Nardini's on to Nelson Street and after the cross roads, the property is located on the left hand side.

#### LOCATION

Largs is a beautiful and picturesque coastal town on the West Coast of Scotland with strong historical links, most famously to the Vikings. There are lovely bars, cafes, restaurants, a good selection of shops and excellent primary and secondary schooling. Many activities are catered for including: walking, cycling, sailing, canoeing, golf and bowling. Largs is also home to the National Sports Centre and Kelburn Country Park. For the commuter, there is a direct train link to Glasgow Central Station and regular bus services.

#### PRICE

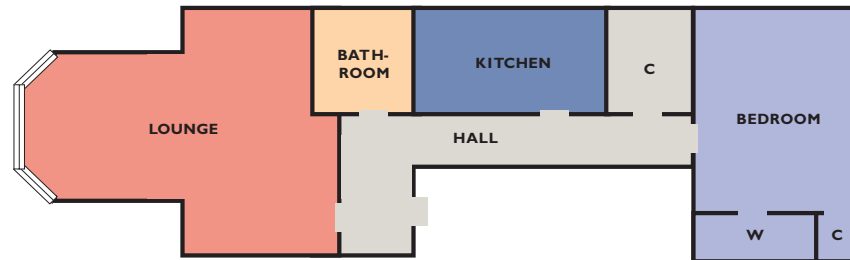
'Offers Over' £44,000


#### REF

LO1189

#### ACCOMMODATION

Reception Hall	
Lounge	14 ft 9 x 12 ft 1 (at widest points)
Kitchen	11 ft 5 x 5 ft 2
Bedroom	10 ft 10 x 8 ft 9
Bathroom	



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 [www.s1homes.com](http://www.s1homes.com)

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#### 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**  
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