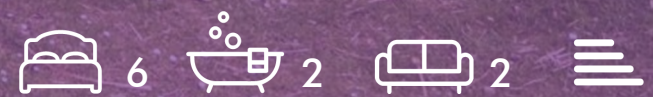




**22 Aubery Crescent**  
, Largs, KA30 8PR

**Offers over £390,000**





## 22 Aubery Crescent

, Largs, KA30 8PR

We are delighted to bring to market this impressive Victorian end terraced home, enviably located just steps from Largs promenade with uninterrupted views across the Firth of Clyde. Brimming with character and charm, this substantial B listed property offers a rare opportunity to create a truly bespoke coastal residence.

With six bedrooms, two elegant public rooms, a generous kitchen, and ample outdoor space, this home provides flexibility for modern family life while retaining a wealth of traditional features—including high ceilings, original wood shutters, intricate cornicing, and a decorative ceiling rose. Benefitting from gas central heating and double glazing, the property is a comfortable blank canvas, ready for a new owner to add their own style and vision.

There are external steps down to the cellar. The cellar spans the full length of the house providing excellent storage. Boiler housed in cellar.

The south facing long front garden with driveway has parking for up to 5 cars, with lawned areas and mature shrubs and trees and across from Largs promenade. Garden to the rear with lawned area, shrubs and trees, wild garden area, access to cellar.

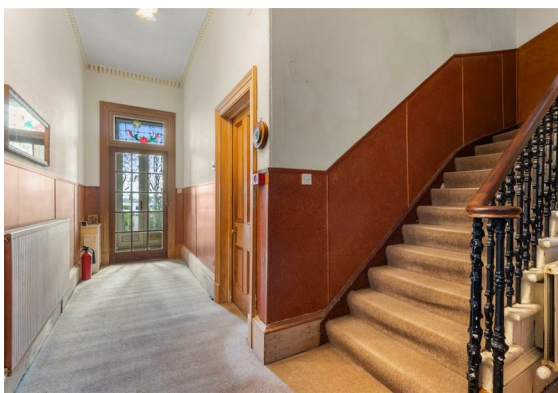
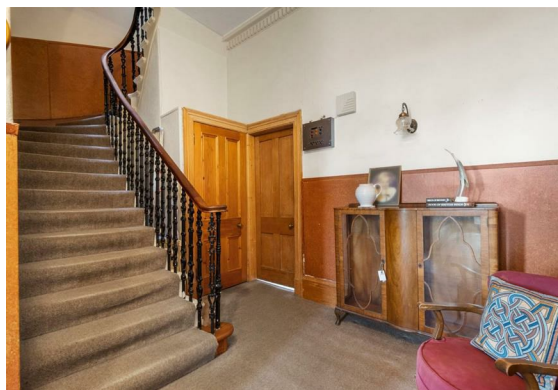
At the bottom of the garden there is space for 1 car and access can be gained via a private road. Single brick garage.

### Entrance Porch

5'1 x 5'0 (1.55m x 1.52m)

### Hallway

5'0 x 20'7 10'3 x 7'9







**Kitchen**  
17'4 x 13'7

**Lounge**  
20'8 x 13'3

**Kitchen**  
17'4 x 13'7

**Cloakroom W/C**  
4'5 (widest) x 7'5

**Upper Lounge**  
12'2 x 20'8

**Landing Second Floor**  
7'9 x 8'8

**Family Bathroom**  
6'4 x 13'4

**Bedroom 1**  
6'3 x 18'0

**Bedroom 2**  
10'9 x 12'1

**Landing Third Floor**

**Bedroom 3**  
8'8 x 15'9

**Bedroom 4**  
9'8 x 15'7

**Bedroom 5**  
9'1 x 11'3

**Bedroom 6**  
8'2 x 9'7

**Shower Room**  
5'0 x 3'8

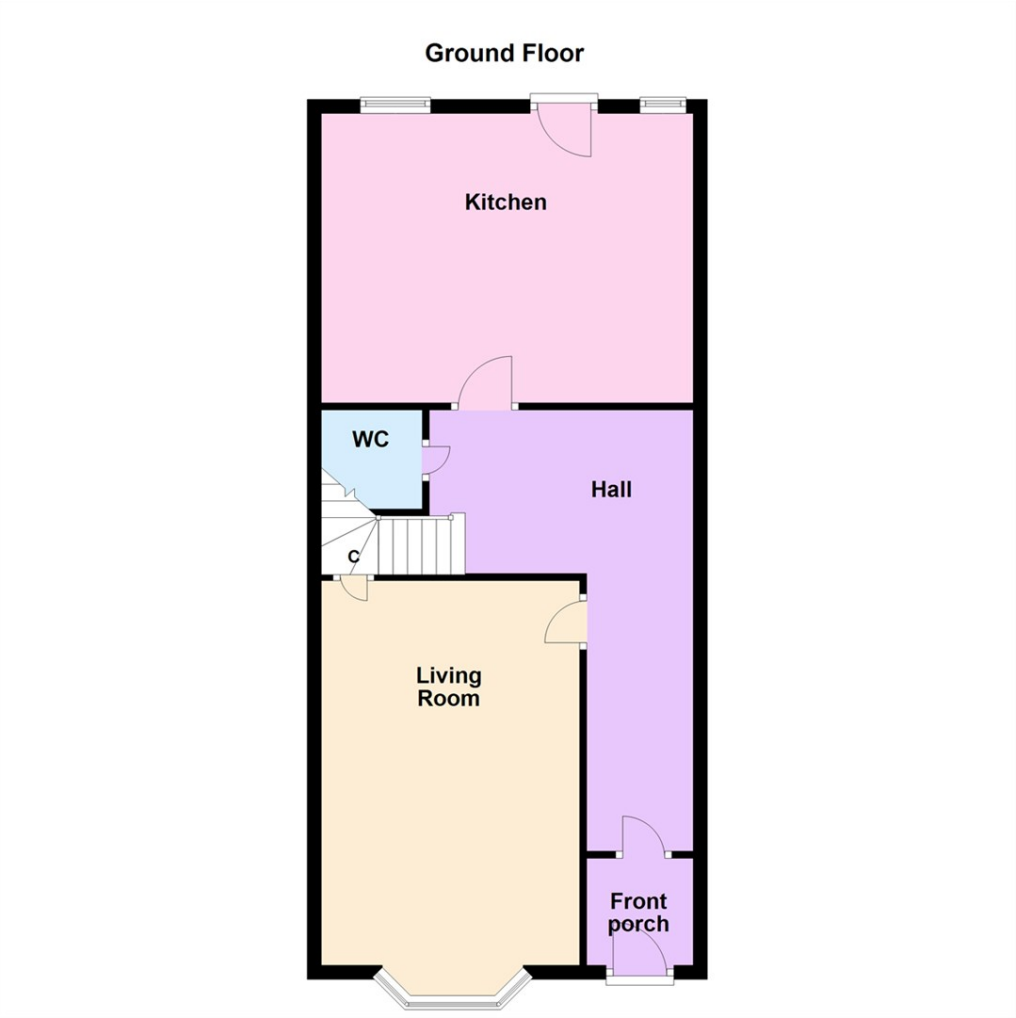
**Cellar**

**Front Garden**

**Rear Garden**



Floor Plan



Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

