



**14 Fernside Brisbane Street**  
, Largs, KA30 8QG

**Offers over £169,000**



## 14 Fernside Brisbane Street , Largs, KA30 8QG

Welcome to this property located on Brisbane Street in the picturesque town of Largs. This top floor flat boasts amazing views, watch the sunrise and set from the double aspect lounge/diner and then appreciate the equally stunning views from the kitchen. This extremely spacious and well presented property offers a delightful blend of comfort and convenience, making it an ideal choice for many sectors of the market.

The flat features three well-proportioned double bedrooms, providing ample space for relaxation and rest. The inviting open plan reception with dining space serves as the perfect room to sit down and catch up with family and friends.. A family sized bathroom and finally a utility room with storage housing the washing machine and dryer with WC is an extra added benefit.

One of the standout features of this flat is its proximity to the seafront and Largs town centre, allowing residents to enjoy the best of both worlds. Whether you fancy a leisurely stroll along the beach or wish to explore the local shops and eateries, everything is just a short walk away.

For added peace of mind, the property benefits from a secure entry system, ensuring a safe and welcoming environment. Additionally, the flat is equipped with a blue tooth enabled heating system.

The parking and garage are a valuable asset in this desirable location. This flat truly represents an excellent opportunity to embrace a relaxed lifestyle in Largs, where coastal charm meets modern living. Don't miss your chance to make this delightful property your new home.

Council Tax Band - D  
Fully rewired 2019  
New Heating System

**Hallway**  
29'5 x 3'7 (8.97m x 1.09m)





**Bedroom One**  
14'9 x 8'7 x 14'4 x 10'6 (4.50m x 2.62m x 4.37m x 3.20m)

**Bedroom Two**  
10'0 x 10'9 (3.05m x 3.28m)

**Bedroom Three**  
11'7 x 10'5 (3.53m x 3.18m)

**Utility/WC**  
5'3 x 6'4 (1.60m x 1.93m)

**Bathroom**  
6'9 x 6'5 (2.06m x 1.96m)

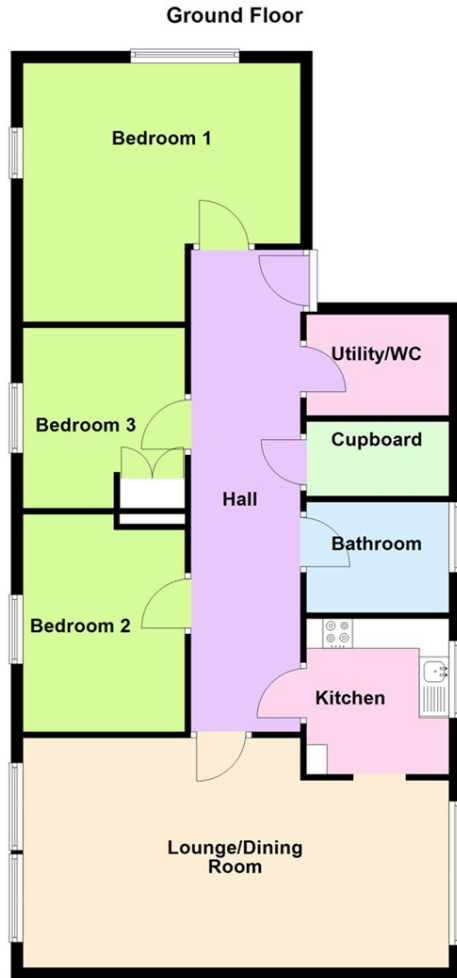
**Kitchen**  
11'2 x 7'5 (3.40m x 2.26m)

**Lounge/Dining**  
26'4 x 11'8 (8.03m x 3.56m)

**Outside**



## 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

