



3 Hamilton Court Burnlea Road
Largs, KA30 8DJ

Offers over £75,000



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A communal entrance leads up to this stylish freshly decorated first floor flat which is situated in a popular locale close to Largs town centre and Largs promenade. The reception hallway has access to all rooms. On entering the property there is a double bedroom fitted with mirrored wardrobes, a partially tiled modern shower room with electric shower. The hallway leads to the spacious lounge/dining room and kitchen with lovely views over the Gogo Burn and the River Clyde. The flat has a good sized storage cupboard in the hall and another in the lounge/dining room. The property would appeal to a broad sector of the market, a first time buyer, those wishing to downsize or use as a holiday home.

The property is double glazed and has electric heating. Parking on Burnlea Road.

Council Tax Band B
EPC rating C

Largs has a range great range of independent cafes, restaurants and shops as well as good transport links.

Hall

Hall

Hallway
8'6" x 3'49" (2.59m x 0.91m)

Bedroom
6'5" x 6'6" (1.96m x 1.98m)

Bedroom
6'5" x 6'6" (1.96m x 1.98m)





Bedroom
13'8 x 9'0 (4.17m x 2.74m)

Lounge/Dining Room

Lounge/Dining Room

Shower Room
7'7 x 7'2 at widest (2.31m x 2.18m at widest)

Shower Room

Shower Room

Lounge/Dining Room
17'9 x 14'0 at widest (5.41m x 4.27m at widest)

Cupboard

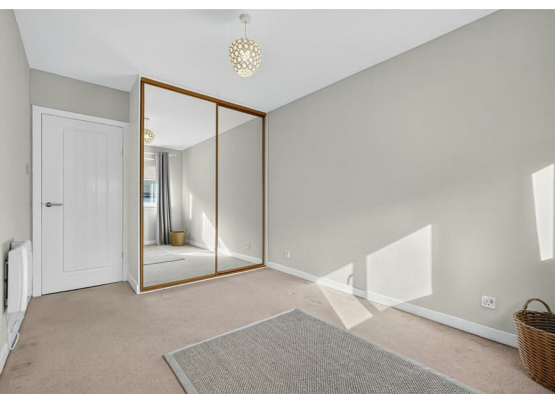
Cupboard

Kitchen
10'4 x 7'8 (3.15m x 2.34m)

Kitchen

Kitchen

Outside



Floor Plan

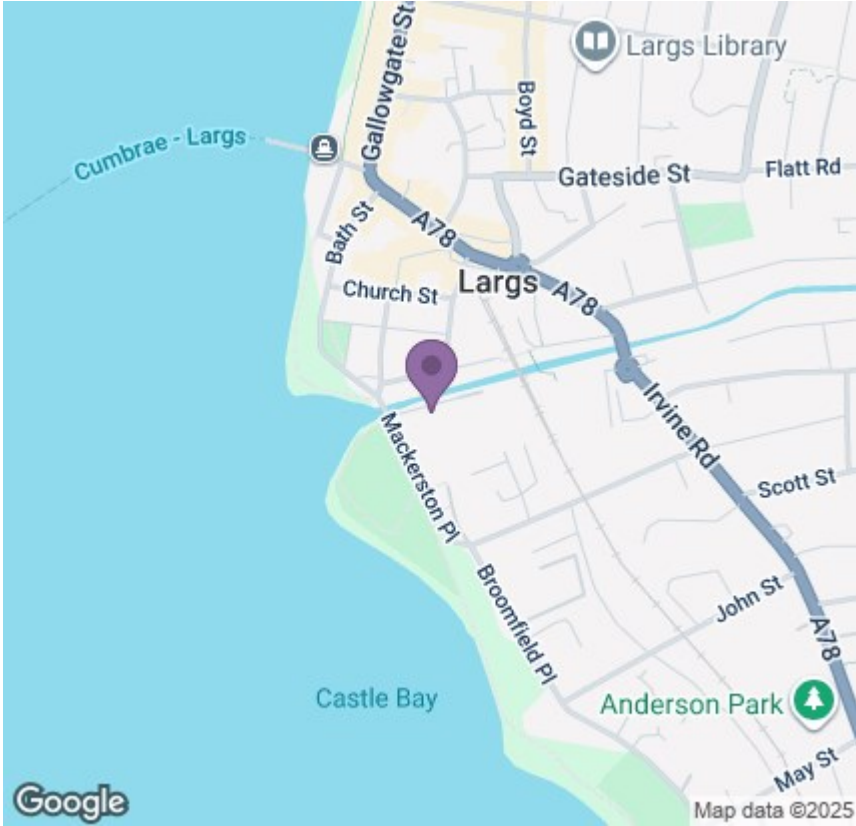


Viewing

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

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Area Map



Energy Efficiency Graph

