



25 Curlinghall

, Largs, KA30 8LB

Offers over £205,000

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## 25 Curlinghall , Largs, KA30 9LB

**\*CHAIN FREE PROPERTY\* \*RECENTLY UPGRADED AND MODERNISED\* EPC = C**

Situated in the sought after Curlinghall development this immaculate ground floor two bedroom flat will appeal to a broad sector of the market. Main door entrance offering hall, two bedrooms and two showers rooms, one ensuite from the master bedroom. lounge with Juliette balcony and kitchen. The stunning property is a stone's throw away from the Broomfields and Largs south promenade where you can enjoy the wonderful views towards Cumbrae and the Firth of Clyde. The current owner has upgraded and renovated to a high-specification and combines the natural warmth of oak with modern, integrated technology with premium finishes throughout the home.

The kitchen features a blend of traditional and contemporary elements, with oak slab style cabinets and glass wall units providing a balanced, light-filled workspace. A quartz worktop offers a non-porous, durable surface that seamlessly integrates with an undermounted sink, integrated Hisense appliances include an electric hob, eye level built in electric oven and built in microwave, new kitchen windows have been fitted. A half-glazed door connects the tiled kitchen to the living area, maximizing natural light flow between rooms.

Both bedrooms are fitted with WiFi-enabled heaters for remote climate control, while bathrooms feature new oil-filled wall-mounted towel rails. A thermostatic power shower with a dual rain head provides a spa-like experience with consistent temperature control.

Luxury vinyl click (LVC) flooring is installed throughout, providing a hard-wearing, water-resistant finish classic oak Feature LED light fittings are installed in the kitchen, hall, bedrooms, and bathrooms for energy-efficient, stylish illumination, modern blinds have been fitted throughout.

Largs town centre is a pleasant walk away where plenty of shops, bars and restaurants can be found. Local bus stop across the road and train station is close.

Electric Heating

### Hall

### Lounge

13'3 x 12'9 (4.04m x 3.89m)

### Master Bedroom

12'10 x 11'4 (3.91m x 3.45m)

### EnSuite

6'10 x 4'7 (2.08m x 1.40m)

### Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

### Kitchen

9'5 x 8'9 (2.87m x 2.67m)





**Shower Room**  
8'4 x 7'5 (2.54m x 2.26m)  
**Outside**



## Floor Plan

### Ground Floor

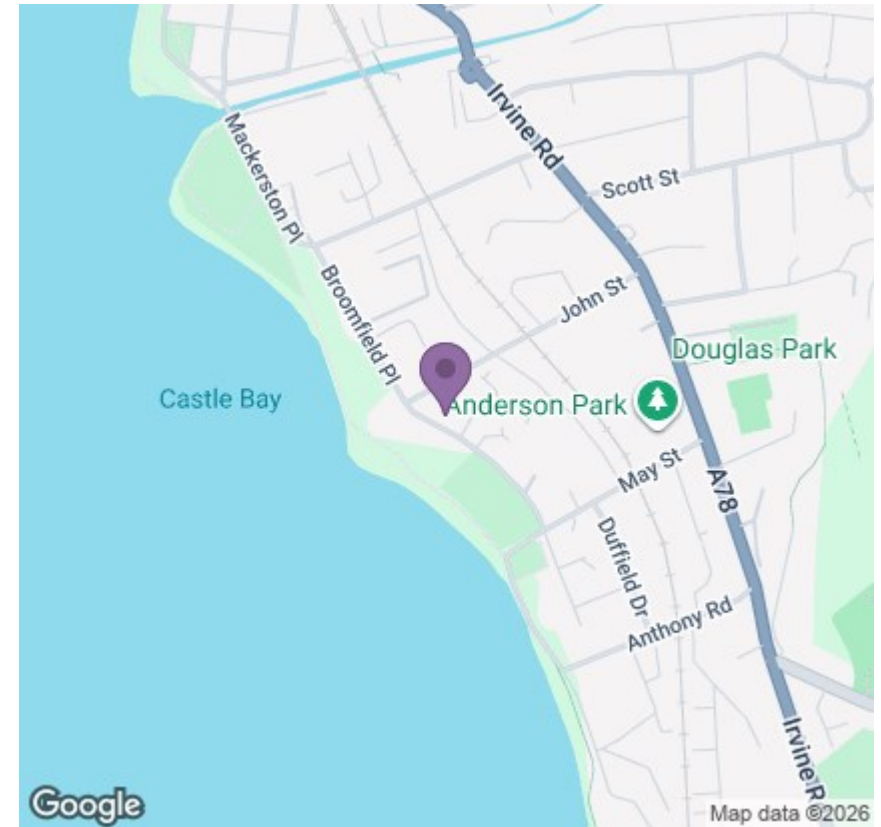


## Viewing

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

