



1L 21 Bath Street  
, Largs, KA30 8BL

Offers over £69,000

2 1 1 C



## 1L 21 Bath Street , Largs, KA30 8BL

\*\*\*\*CLOSING DATE FRIDAY 11TH JULY  
12PM \*\*\*\*

Situated on the first floor of a well maintained factored building, flat 1L 21 Bath Street is positioned only seconds from the promenade, town centre and ferry terminal. Although it requires a degree of modernising there is so much potential on offer here for it to be an extremely inviting and comfortable home for many sectors of the market.

With partial sea views this roomy flat with high ceilings and traditional features consists of vestibule, hall, two double bedrooms, lounge, dining kitchen and bathroom. There are partial sea views from the living room and front bedroom and a large kitchen that is just waiting to be transformed into your bespoke dining kitchen. A sizeable hall cupboard takes care of your storage solutions or you may wish to utilise as a study or workshop. The south facing shared garden is well kept, and has a lawn and drying area. Gas central heating, double glazing throughout with the exception of the kitchen.

We can see the potential and hope you can too. We invite you to arrange a viewing today and you can see for yourself!

Access to the flat is through the communal close and exit through the back door and enter the door on the left. One floor up and you will find flat 1L.

COUNCIL TAX BAND = A  
EPC = C







### Vestibule

3'3 x 4'10 (0.99m x 1.47m)

### Hall

3'4 x 12' & 11'9 (1.02m x 3.66m & 3.58m)

### Lounge

11'7 x 12'6 (3.53m x 3.81m)

### Kitchen

11'7 x 15'4 (3.53m x 4.67m)

### Bedroom 1

11'7 x 12'6 (3.53m x 3.81m)

### Bedroom 2

11'7 x 11'6 (3.53m x 3.51m)

### Bathroom

3'4 x 12'6 (1.02m x 3.81m)

### Outside



Floor Plan

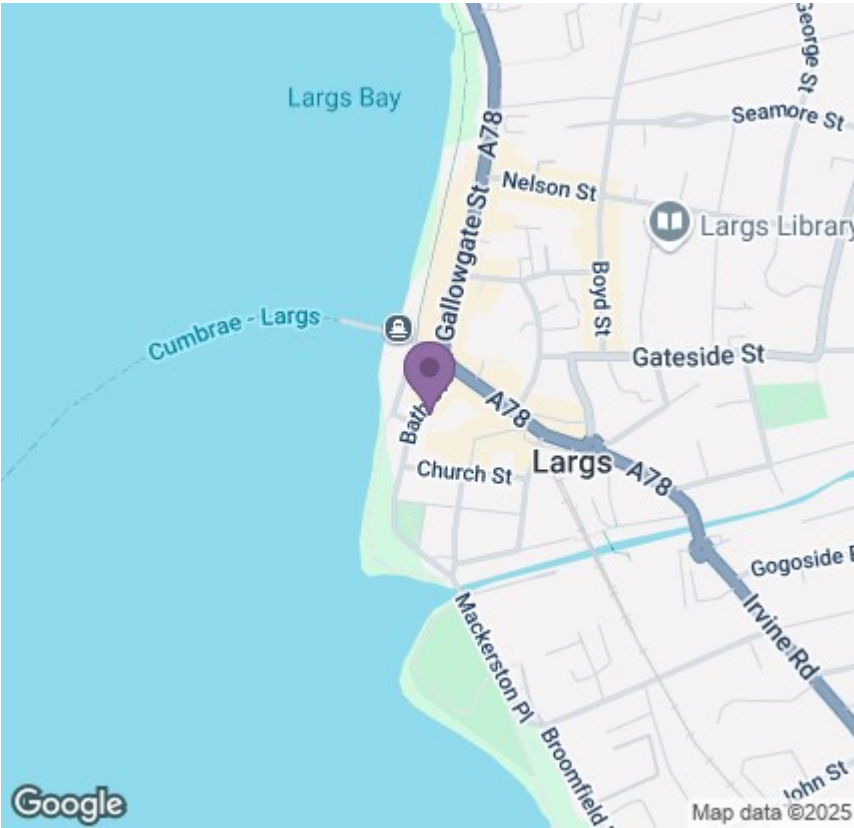


Viewing

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

