



**5 Inverclyde View**  
Largs, KA30 9DP

**Offers over £265,000**





## 5 Inverclyde View , Largs, KA30 9DP

Quietly positioned at the end of a cul de sac in this development of modern homes, 5 Inverclyde View is a beautiful detached villa with a flexible internal layout making it a perfect family home. The property is well placed for ease of access to local schools and Largs town centre, and with hill views in the distance, this is a stunning property..

An entrance vestibule opens to a broad reception hallway with WC/cloakroom and gives access to a lounge on a semi open plan basis to the dining room. The dining room has French doors which open to the south facing enclosed garden. The new kitchen is fitted with an excellent range of wall and base units, integrated induction hob, microwave and oven, free standing washing machine, fridge and freezer. The wonderful conservatory with new insulated roof panels is a super addition to the house with the south facing aspect enjoying the sun all day long. On the first floor there are three bedrooms, two of which have fitted wardrobes and the new shower room has walk in shower, wc and wash hand basin. In addition, there is triple glazing throughout, tilt and turn windows upstairs, garage and garden shed. Parking is easily taken care of with a driveway that can manage 3 cars.

The elevated position allows for spectacular hill views and partial views of Cumbrae, yet the town centre and seafront is a short walk away.

5 Inverclyde View could be your new home so contact us today to arrange a viewing!

Council Tax Band = E  
EPC = C







**Vestibule**  
3'5 x 2'11 (1.04m x 0.89m)

**Hall**  
6'8 x 2'11 (2.03m x 0.89m)

**Cloakroom/wc**  
3'4 x 4'94 (1.02m x 1.22m)

**Lounge**  
12'8 x 14'1 (3.86m x 4.29m)

**Dining Room**  
11'1 x 7'11 (3.38m x 2.41m)

**Kitchen**  
7'8 x 11'8 (2.34m x 3.56m)

**Conservatory**  
7'2 x 12'8 (2.18m x 3.86m)

**Upper Landing**  
8'4 x 6'1 (2.54m x 1.85m)

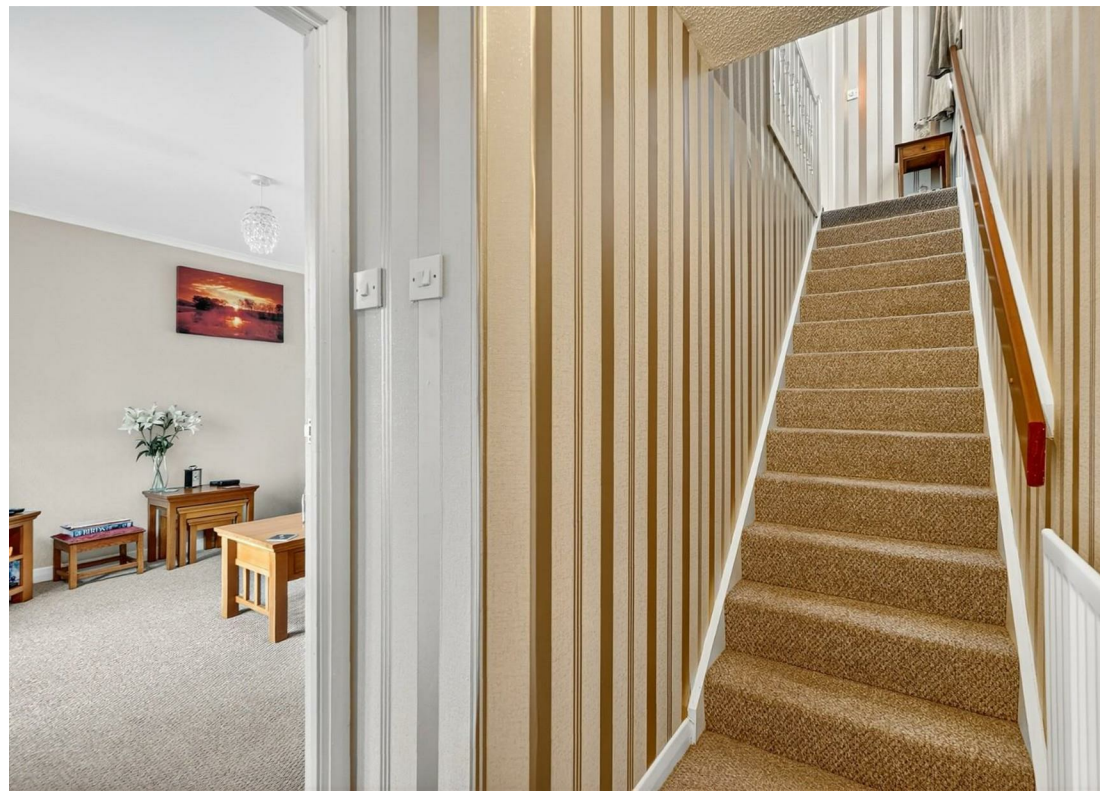
**Bedroom 2**  
10'5 x 7'3 (3.18m x 2.21m)

**Bedroom 1**  
12'5 x 9'2 (3.78m x 2.79m)

**Bedroom 3**  
10'47 x 7'44 (3.05m x 2.13m)

**Shower room**  
6'2 x 6'12 (1.88m x 1.83m)

**Outside**



Floor Plan

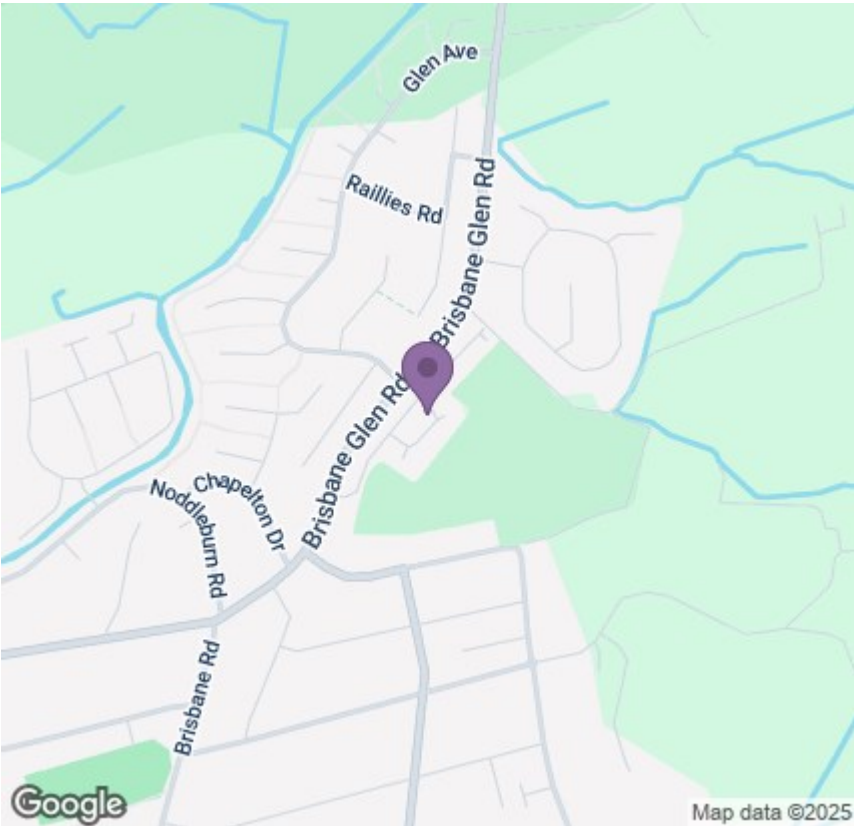


Viewing

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

