



**59 Kelvin Street**  
Largs, KA30 9BD

**Offers over £69,000**





## 59 Kelvin Street , Largs, KA30 9BD

\*\*\*\*\* CLOSING DATE FRIDAY 4TH JULY  
12PM \*\*\*\*\*

This spacious upper quarter villa at 59 Kelvin Street with a south facing aspect, requires upgrading and modernising however it has huge potential to form an excellent home within a popular residential locale and is within walking short distance of Largs town centre.

Upon entering the property an internal staircase leads to the hallway where there is access to all rooms. The accommodation offers a large double aspect living room, modern fitted kitchen with views towards the hills, two double bedrooms and bathroom. The property has a communal drying green, garage and off road parking for several vehicles.

For many sectors of the market, this is a fantastic opportunity to buy an affordable property so early viewing is recommended.

EPC=C  
COUNCIL TAX BAND=A

### Hall

11'9" x 3'3" and 10'5" x 4'3" (3.6 x 1.0 and 3.2 x 1.3 )

### Living Room

15'1" x 16'1" (4.6 x 4.91)

### Kitchen

11'5" x 7'6" (3.5 x 2.3)

### Bedroom 1

13'10" x 10'9" (4.24 x 3.3)

### Bedroom 2

11'1" x 9'10" (3.4 x 3.0)



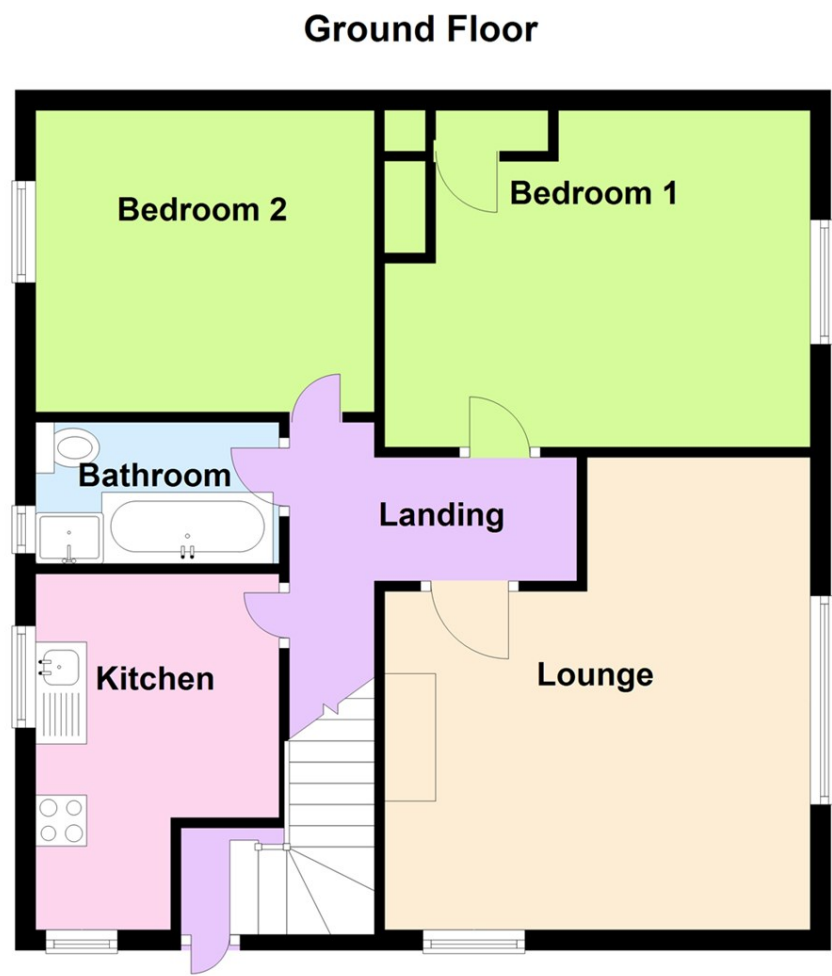




**Bathroom**  
7'6" x 4'7" (2.3 x 1.4)  
**Outside**



Floor Plan

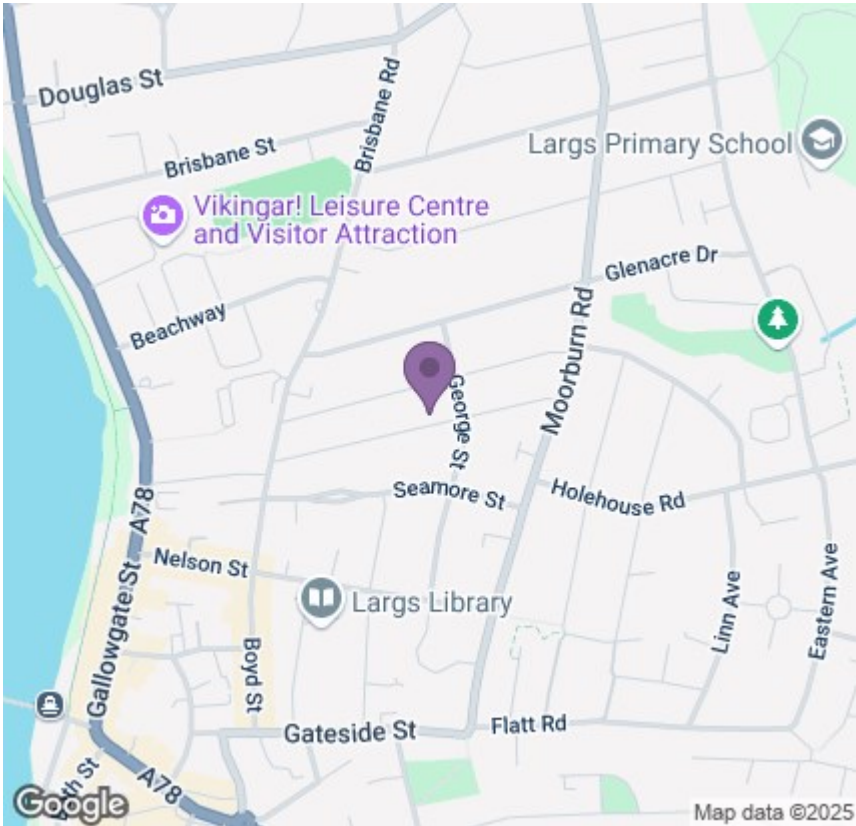


Viewing

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

