





**G/R 8 Fort Street**  
**, Largs, KA30 8BH**  
**Offers over £84,000**

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## G/R 8 Fort Street , Largs, KA30 8BH

This charming and most inviting ground floor flat at Fort Street is set within a prominently and centrally located traditional red sandstone building directly facing the water with wonderful views of the Firth of Clyde and Cumbrae.

Many of Largs shops and restaurants are almost on your doorstep, even the Cumbrae ferry at Largs pier is only a minute's walk away!

Flat GR 8 Fort Street comprises of hall, lounge, double bedroom, shower room and kitchen. There is a communal south facing backyard with space for some seating and potted plants and a cupboard housing the combi boiler.

The building has secure entry for extra peace of mind and plenty of public seating across the road at the promenade for more outdoor space.

As well as excellent storage, there is double glazing and gas central heating throughout.

This super one bedroomed flat will be popular for many including the first time buyer, a rental or holiday home, to name a few so early viewing is recommended.

Certain moveable items may be included subject to an agreeable offer.

Council tax band B  
EPC =D

**Hall**  
7'5 x 2'5 x 7'3 (2.26m x 0.74m x 2.21m)







**Lounge**  
11'2" x 12'5" (3.40m x 3.78m)

**Kitchen**  
16'2" x 4'11" & 7'3" x 4'2" (4.93m x 1.50m & 2.21m x 1.27m)

**Bedroom**  
8'9" x 7'5" (2.67m x 2.26m)



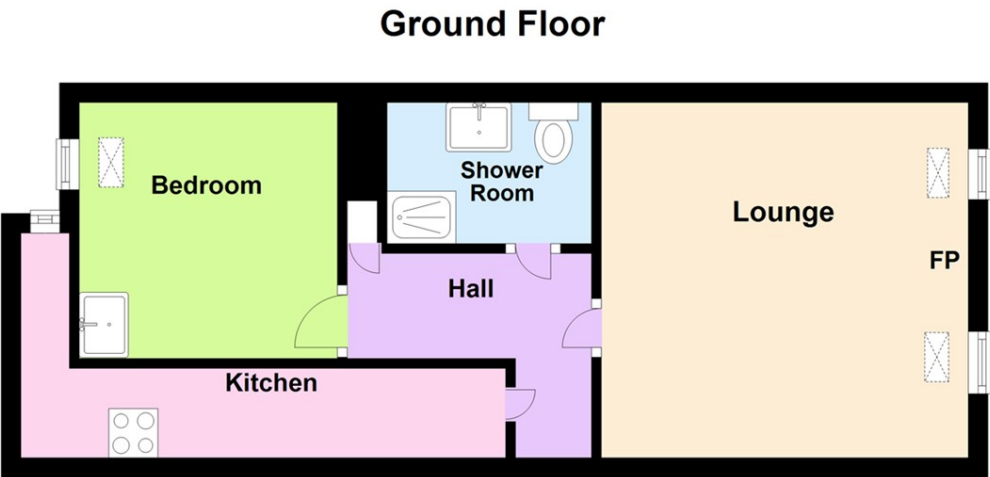
**Shower room**  
5'3" x 6'9" (1.60m x 2.06m)

**Outside**

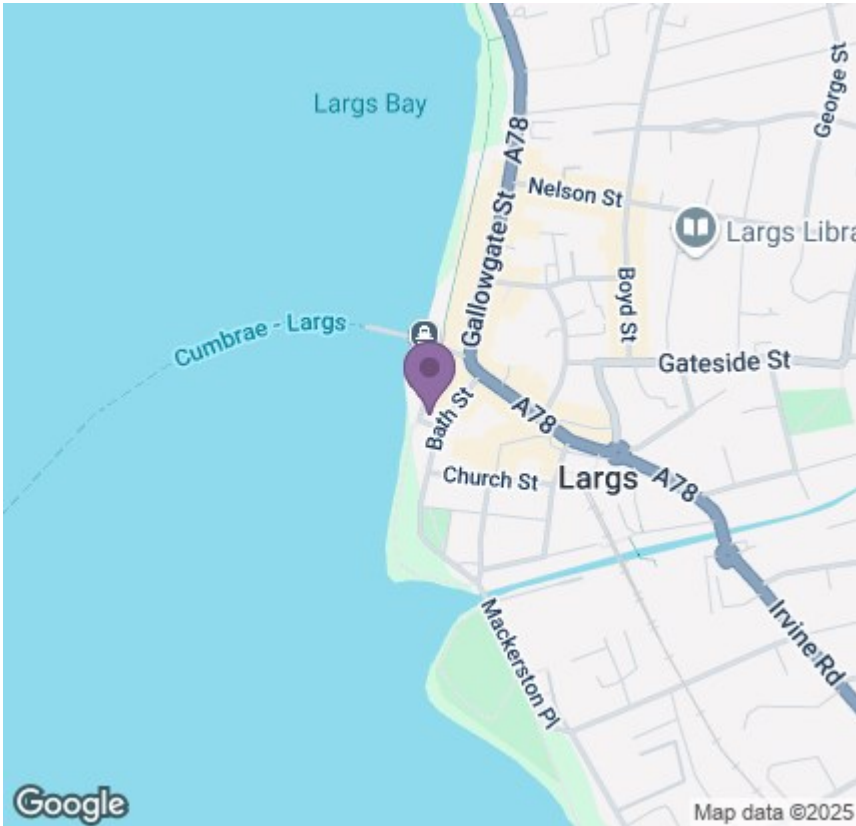




Floor Plan



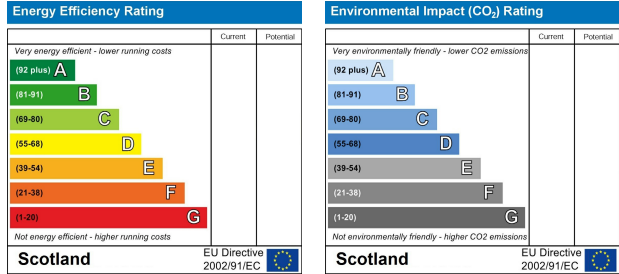
Area Map



Viewing

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

Energy Efficiency Graph



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