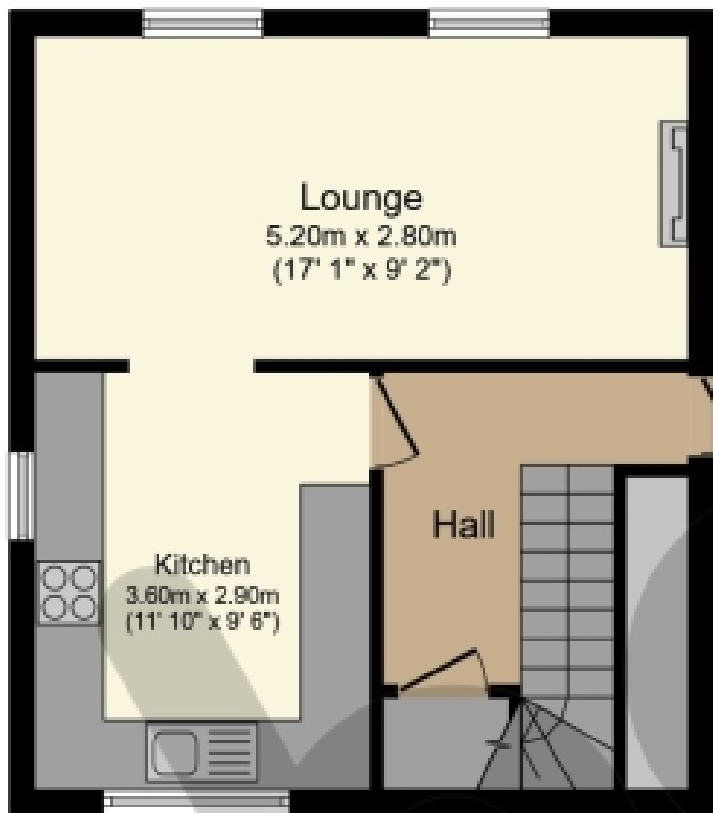




2 Kelvin Walk, Largs

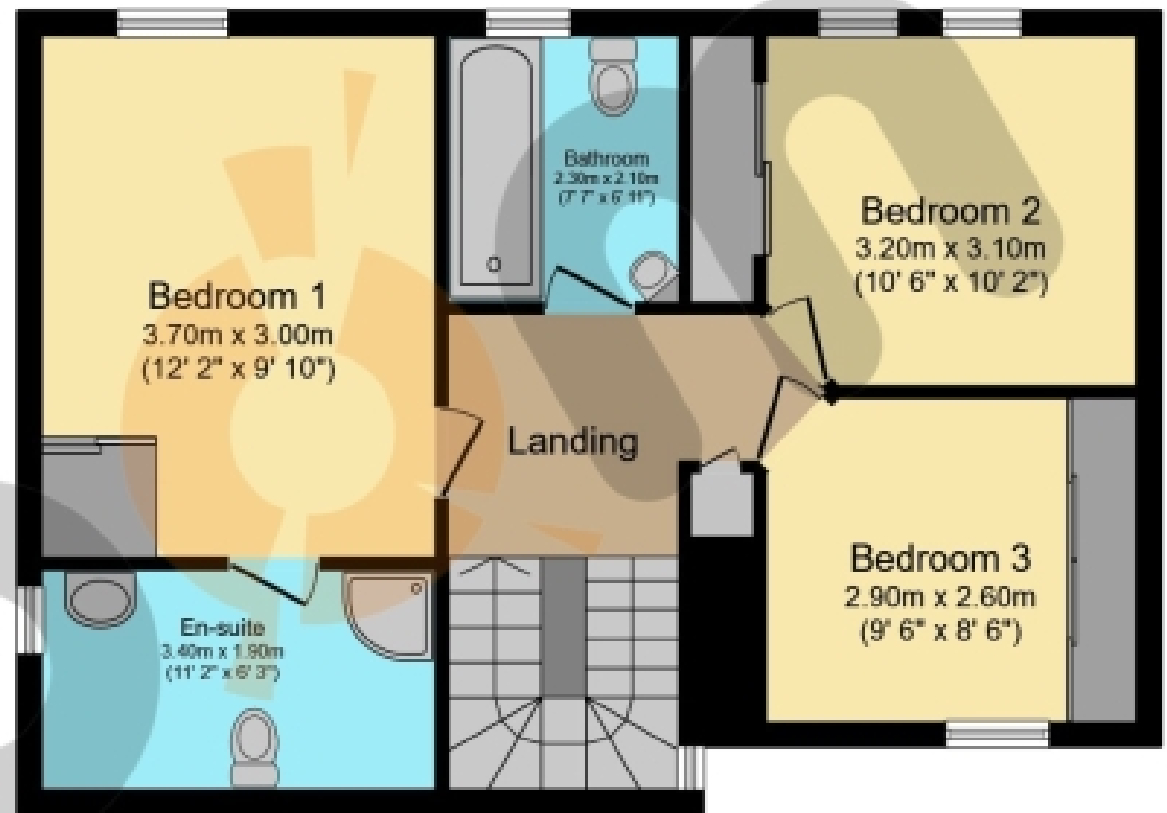
Offers Over £225,000





Ground Floor

Floor area 36.7 m² (395 sq.ft.)



First Floor

Floor area 59.1 m² (636 sq.ft.)

TOTAL: 95.8 m² (1,032 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

***CHARACTER PROPERTY - STUNNING SANDSTONE SEMI-DETACHED HOME* *IDEAL SEA VIEWS * PLENTIFUL OFF-STREET PARKING * FANTASTIC FAMILY HOME IN SOUGHT AFTER LOCALE * HIGHLY SOUGHT AFTER LARGS LOCALE *** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.2 Kelvin Walk, a charming character semi-detached family home set in a sought after Largs locale. The property boasts sea views and is only a short walk to the seafront and local shops!

You will be enchanted by the stunning sandstone exterior, which is enhanced by the well maintained front garden. Enter through the archway to the door of No.2. Upon entering, you are greeted by the welcoming entrance hallway which gives access through to the family lounge. The lounge is awash with natural light courtesy of the two sizeable window formations. The focal point fireplace provides a cosy glow throughout the winter months.

The kitchen has base and wall mounted shaker style cabinetry which is paired with wooden butcher block style countertops for a stylish and functional space. There are a host of integrated appliances including a four-burner gas hob and extractor, electric oven and integrated microwave.

The upper level is home to the three generous bedrooms, each of which benefit from built in storage solutions. Bedroom one also has the benefit of a large, partially tiled en-suite, with walk in corner shower.

Completing the upper level is the family bathroom, complete with bathtub and overhead shower, w.c, and wash hand basin.

To the rear of the property sits a low-maintenance garden. The private garden features decorative chips which lead to a pleasant sitting area, perfect for enjoying a coffee in the morning during the summer months. The summer house provides extra, covered seating, or alternatively additional outside storage space.

Allocated parking to the front of the property provides plenty safe, off-street parking. The property further benefits from gas central heating and double glazing throughout. The property is well-located and is ideally situated for the well-regarded Largs School Campus. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website

Largs offers a charming coastal lifestyle with a range of local amenities to suit all needs. The town boasts a selection of independent shops, cafes, and restaurants, as well as larger supermarkets for convenience. The picturesque promenade and nearby beaches are perfect for outdoor activities, while the town is well-connected by transport links. Largs benefits from a train station offering direct connections to Glasgow, and regular bus services link it to surrounding areas, making it an ideal spot for both relaxed living and easy access to city life.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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