



## 27 ELDERSLIE GARDENS

LARGS



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## 27 ELDERSLIE GARDENS, LARGS

3 | BEDROOMS   2 | BATHROOMS   2 | PUBLIC ROOMS

**27 Elderslie Gardens represents a rare opportunity to acquire this fabulous modern penthouse duplex apartment enjoying panoramic water views from the living room, kitchen, master and guest bedrooms, broad external balcony and superb upper apartment that could easily form further living or bedroom accommodation as required.**

The property itself is presented in walk in condition and is ideally placed for ease of access to the waterfront with the town centre and its wide range of amenities also within easy reach. In more detail the accommodation on offer comprises communal entrance vestibule and reception hallway entered via secure entry phone system. The apartment is accessed by both lift and stairs where on entering, a broad reception hallway gives access to a living room with panoramic Firth of Clyde, Cumbrae and Arran views. The living room has glazed doorway access to a broad external balcony which also boasts excellent water views. The kitchen is accessed from the lounge and is fitted with a range of wall and base units with integrated appliances to include five burner gas hob, oven, microwave, extractor, dishwasher, fridge/freezer, washing machine and wine cooler. The central island and boiler tap may be included in the sale. The current layout of the penthouse allows for three double bedrooms although the current owners use one as a study. The master bedroom has a spacious fully tiled three piece ensuite shower room and a walk in dressing room. The fully tiled main bathroom is fitted with a three piece suite to include WC, wash hand basin and shower bath. A set of solid oak stairs in the reception hall leads to a spectacular upper apartment extending to more than three hundred and fifty square feet with floor to ceiling windows offering stunning panoramic coastal views. The pipe work and water supply are available in this room which could form a further bedroom with ensuite facilities as required. In addition to the above the property has double glazing, gas central heating, hardwood internal doors, allocated and visitor parking within the grounds of the development.

Additionally, there is a private 10 ton boat mooring available to purchase if required. This is located a short distance from the apartment at Cairney's Quay.





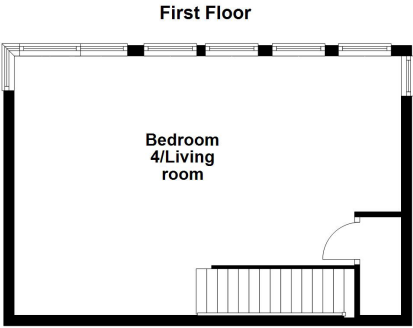
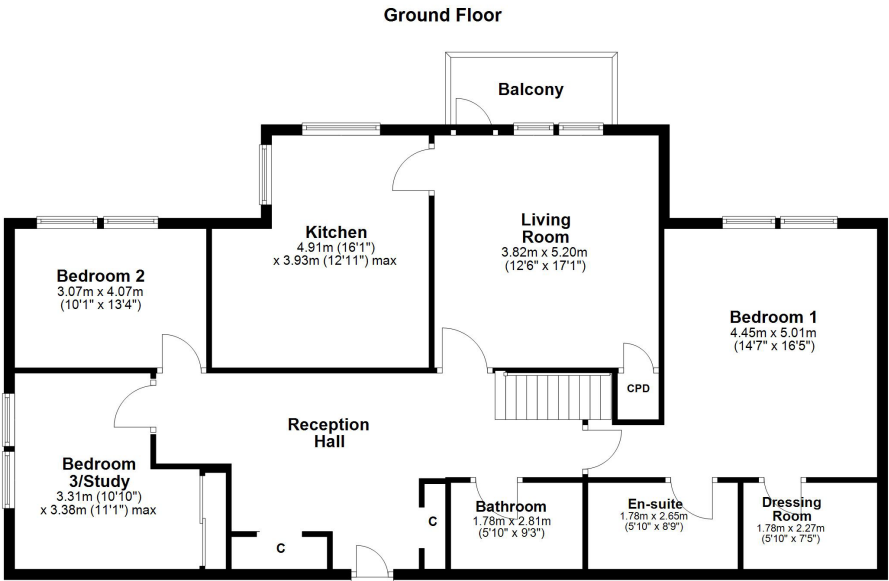












### Local Area

Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as the highly regarded Largs Academy. Inverclyde, Scotland's National Sport's centre has also recently been refurbished. The area has excellent travel links including Largs railway station, bus routes and easy access to the major road networks. There are many restaurants and hotels in the area, with the yacht marina and seafront being an attraction for many. Prestwick and Glasgow Airport offer regular flights throughout Britain, Ireland and Europe.

**LA1556** | Sat Nav: 27 Elderslie Gardens, Largs, KA30 8FD

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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