



## 16 AUBERY CRESCENT

LARGS



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## 16 AUBERY CRESCENT, LARGS

5 | BEDROOMS   4 | BATHROOMS   3 | PUBLIC ROOMS

Enviably located adjacent to the seafront and enjoying stunning, panoramic views of the Firth of Clyde, Cumbrae and Arran in the west, 16 Aubery Crescent is a magnificent townhouse which has undergone a comprehensive programme of upgrade and improvement making it one of the finest seafront homes to be marketed in recent times. The property is positioned yards from the popular promenade and has easy access to the town centre with its wide range of amenities.

An entrance vestibule gives access to a formal lounge with walk in bay window and feature log effect living flame gas fire at its focal point. To the rear of the reception hall is a superb dining sized kitchen with breakfast bar and appliances to include range cooker, extractor, dish washer and fridge freezer which may be included in the sale. A doorway to the rear of the kitchen opens to a rear extension with shower room, utility area, excellent storage and study or ground floor bedroom as required. On the first floor landing there is bright, spacious upper living room with excellent views and feature living flame log effect fire at its focal point. There are two bedrooms and a modern four piece bathroom on this level. On the upper landing there are three bedrooms and a further fully tiled shower room. The master bedroom also has excellent firth of Clyde, Cumbrae, Arran and promenade views and enjoys a modern fully tiled three piece ensuite shower room. In addition to the above the property has gas central heating, double glazing with recently renewed units in the front elevation. The current owners have refitted a luxurious four piece family bathroom, landscaped the front and rear gardens and restored the sandstone bay windows. The property has lawned gardens to the rear with access to a detached garage. There are landscaped gardens to the front enclosed with a recently renewed fence and extensive driveway parking. Various high-quality light fittings within the property may be included within the sale





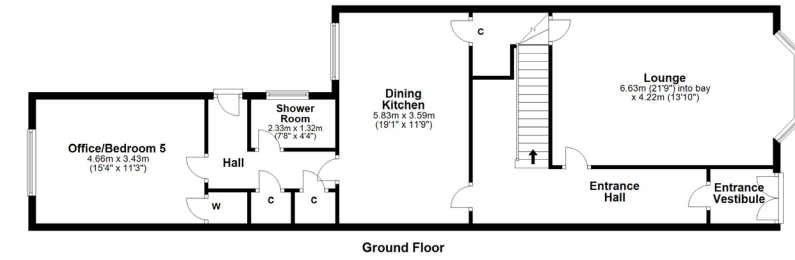




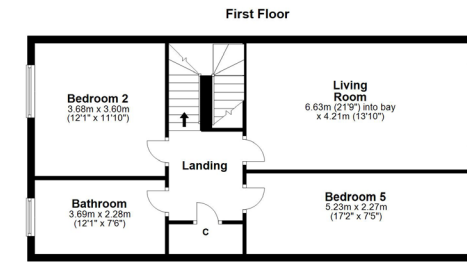




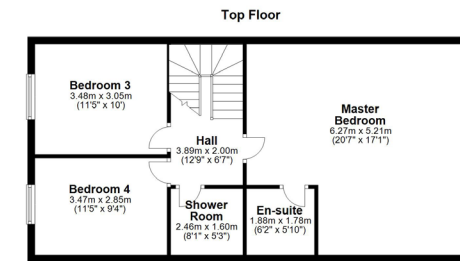




Ground Floor



First Floor



Top Floor

## 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.

LA1582 | Sat Nav: 16 Aubery Crescent, Largs, KA30 8PR

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



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