



## 9 HAYLIE GARDENS

LARGS



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## 9 HAYLIE GARDENS, LARGS

3 | BEDROOMS   2 | BATHROOMS   2 | PUBLIC ROOMS

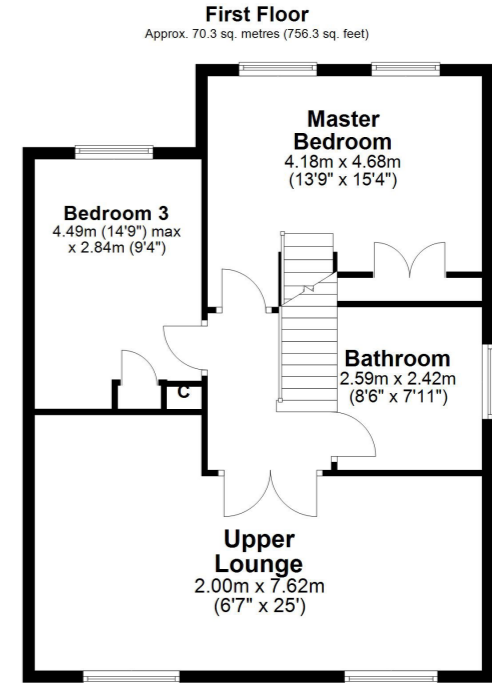
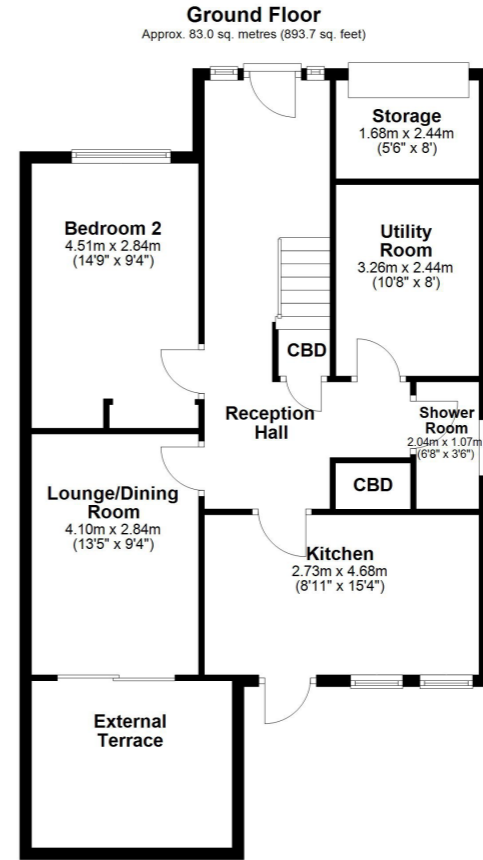
**Positioned in this quiet cul de sac on the south side of the town, well placed for ease of access to Largs seafront and with the centre of the town less than a mile from the property, 9 Haylie Gardens is an impressive semi detached villa presented in excellent internal and external order that will hold appeal for a broad sector of the market.**

The property has a deceptively spacious and very flexible internal layout and also boasts views of the Firth of Clyde to Cumbrae and Arran in the west from an upper lounge, kitchen, living room, gardens and raised paved terrace. In more detail the accommodation on offer comprises broad reception hallway giving access to all apartments on the ground floor. The hall opens to a rear facing living / dining room with polished oak flooring and a set of sliding patio doors which open to a raised paved terrace and fixed gazebo with a westerly aspect. The kitchen is rear facing and fitted with a range of wall and base units and has space for breakfasting. Integrated appliances include induction hob, oven and extractor and the American style fridge freezer is included in the sale. The kitchen is also plumbed for a washing machine and dish washer. The hall also has access to a three piece shower room and the integral garage which the current owner has adapted to form a utility room with store to the rear accessed through the original garage door. The integral garage could easily be reinstated as required. The current layout of the property allows for three double bedrooms. The master bedroom (on the upper floor) is of excellent proportion with ample built in wardrobe storage. There is an additional bedroom on the upper landing and one bedroom on the ground floor which also benefits from built in wardrobe storage. The main bathroom is located on the upper landing and is fitted with a modern four piece suite to include WC, wash hand basin, corner bath and shower. There is a superb upper lounge entered via a set of French doors spanning the width of the property and enjoying Firth of Clyde views. This room could also be utilized as additional bedroom space, if required. In addition to the above the property has floored attic storage with integrated ladder, double glazing, gas central heating and monobloc driveway parking to the front. There are neatly maintained front and rear gardens laid mainly to lawn with beds of seasonal shrubs and flowers. The rear gardens are enclosed and enjoy a westerly aspect.









## 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.

LA1591 | Sat Nav: 9 Haylie Gardens, Largs, KA30 8JA

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



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