



BROOMIEKNOWE

126 IRVINE ROAD, LARGS

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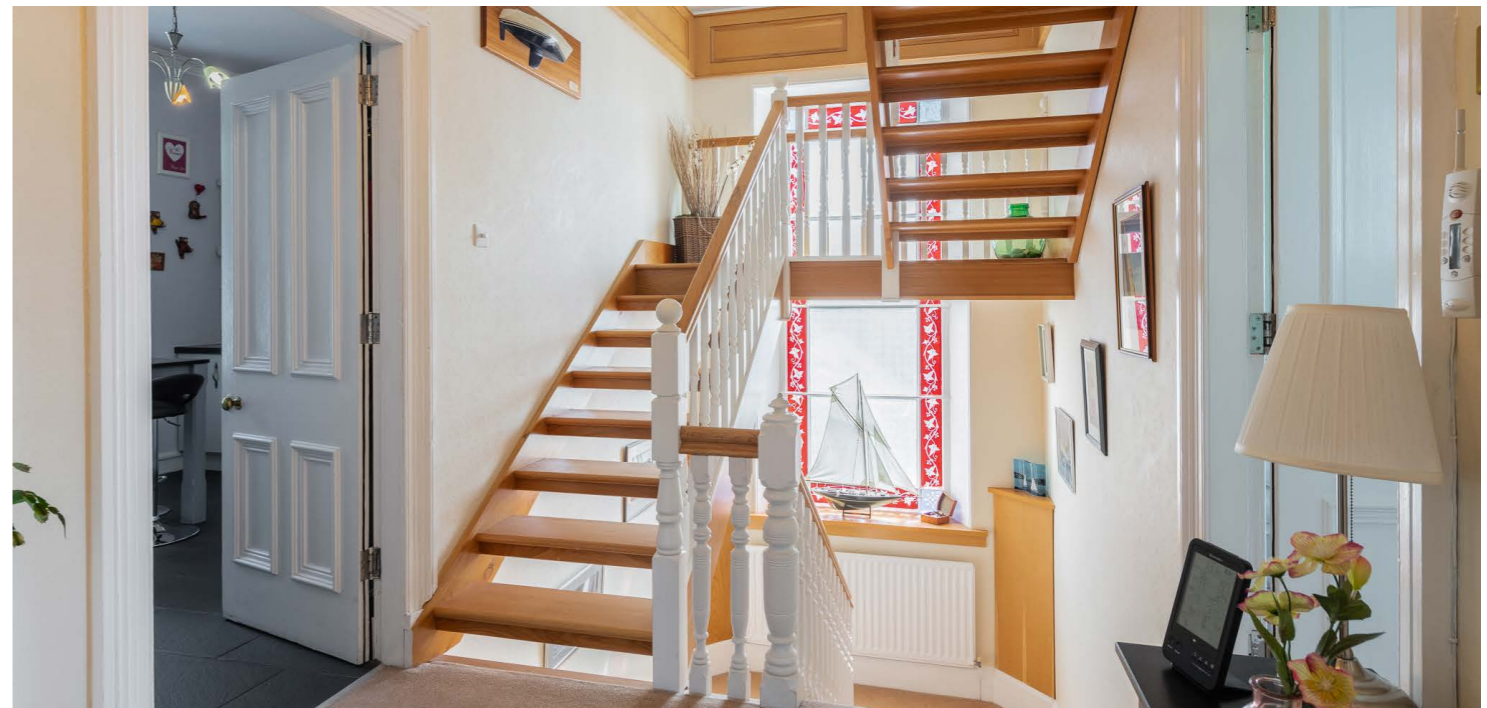
4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Accessed from a well maintained private road and enjoying a position that gives truly spectacular views of the Firth of Clyde, Cumbrae and Arran in the west from the lounge, two bedrooms and fabulous upper living room with recessed external balcony, Broomieknowe, 126 Irvine Road is the upper portion of a traditional blonde sandstone detached mansion house located on the south side of Largs.

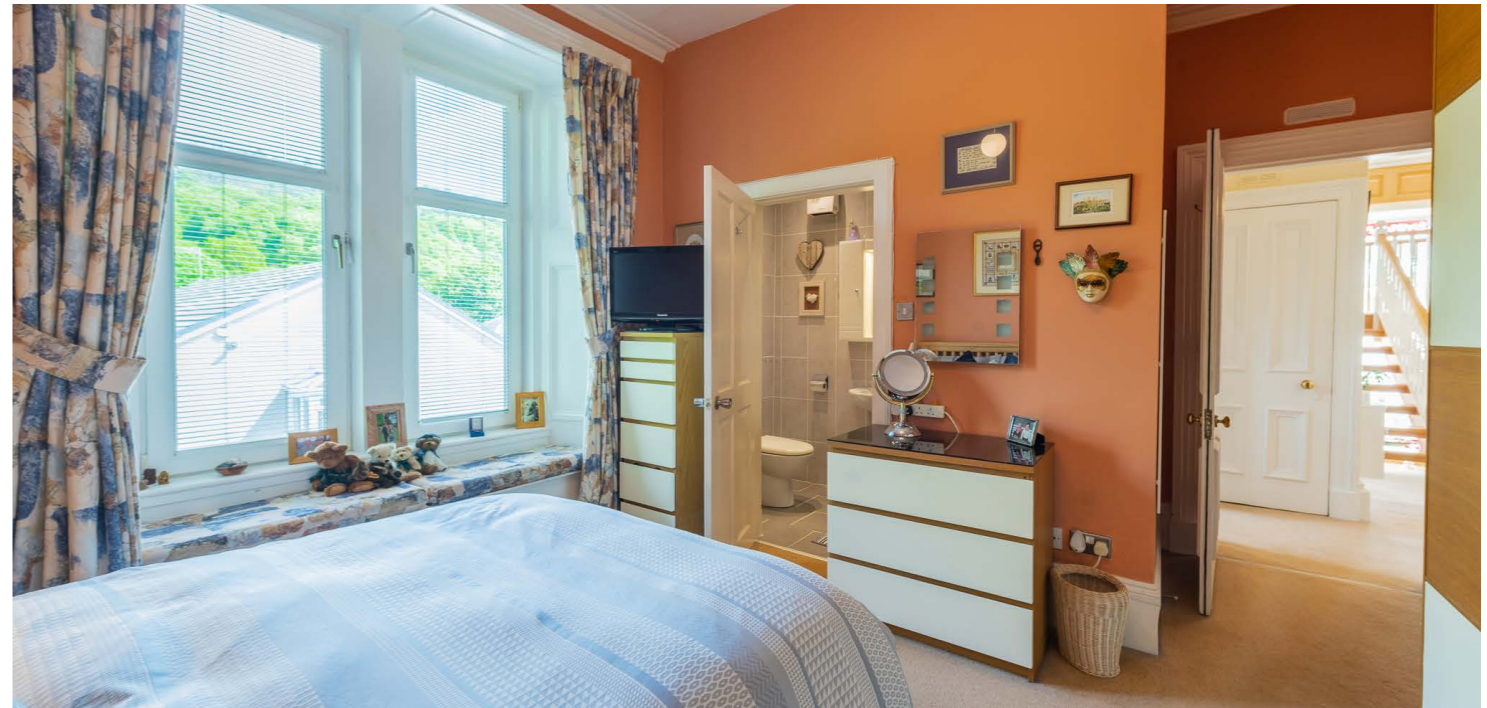
The property is presented in walk in condition and is accessed through the original main door entrance at ground level. The property is well placed for ease of access to both the seafront, marina and town centre with Largs Kelburn Golf Club situated yards away. In more detail the accommodation on offer comprises main entrance vestibule opening to a reception hallway with archway. A set of stairs from the reception hall lead to the main landing which gives access to a spacious formal lounge/dining room with Amtico flooring, ornate cornice work, living flame gas coal effect fire with marble surround and bay window with built in window seat giving panoramic coastal views. The dining sized kitchen is fitted with a range of wall and base units with integrated microwave, dishwasher, washing machine, freestanding range cooker and American style fridge freezer which may be included in the sale. There are three bedrooms on this level. Two of the bedrooms enjoy fabulous views. The master bedroom features a fully tiled ensuite shower room. A family bathroom with three piece suite to include WC, wash hand basin and rainfall shower over the bath completes the accommodation on this level. The current owners have thoughtfully developed the upper level of the property by fitting a bespoke handmade oak staircase leading from the main landing. The upper level has access to a fabulous recessed external balcony with some of the finest coastal views the town has to offer. This room could be used as a further bedroom, upper living room or home office as required. In addition to the above the property has double glazing, gas central heating, eaves storage on the upper level, allocated parking, and well maintained shed. There are communal lawned west facing gardens to the rear of the property.

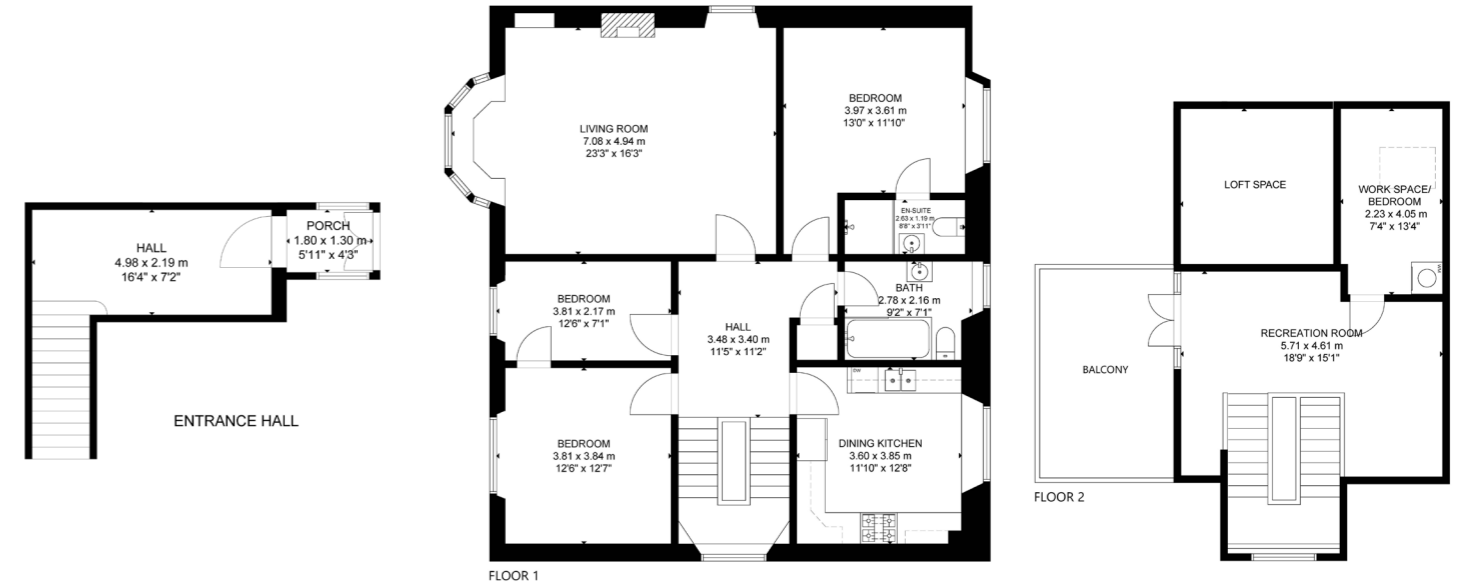












Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as 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.

LA1623 | Sat Nav: 126 Irvine Road, Largs, KA30 8EY

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



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