



**77 KELVIN STREET**  
LARGS

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

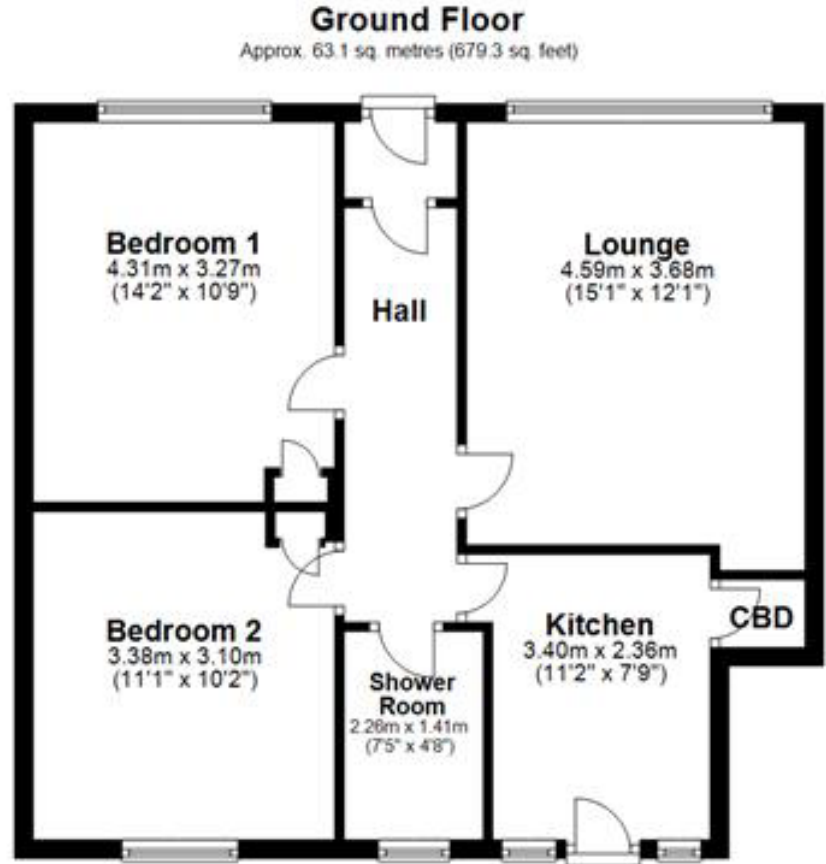
Located on this central avenue well placed for ease of access to Largs town centre with its many amenities, Largs Educational Campus and Inverclyde sports facility, 77 Kelvin Street is a lower quarter villa presented in excellent order that will hold appeal for clients of all age ranges.

The accommodation on offer comprises entrance vestibule opening to a reception hallway. The reception hall gives access to a front facing lounge/dining room and to the two double bedrooms in the property. One bedroom is front and one is rear facing. The kitchen is fitted with a range of wall and base units with integrated appliances to include gas hob and oven. The freestanding washing machine is included within the sale, the fridge/freezer and free standing tumble dryer may be included in the sale. The kitchen has doorway access to the rear gardens. The shower room is accessed from the reception hall and is fitted with a three piece suite to include WC, wash hand basin and shower cubicle with electric shower. In addition to the above the property has double glazing, gas central heating and private gardens to the front and rear. The rear gardens are laid to lawn with a timber deck and shed which is included in the sale.









Total area: approx. 63.1 sq. metres (679.3 sq. feet)

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.

LA1627 | Sat Nav: 77 Kelvin Street, Largs, KA30 9BB

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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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