



**31 JOHN STREET**  
LARGS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

John Street is regarded as one of the more sought after avenues in Largs with its location on the south side of the town and well placed for ease of access to the sea front and town centre with its wide range of amenities. 31 John Street is a fabulous extended blonde sandstone detached villa presented in excellent internal and external order located 500 yards from the shoreline that makes a superb family home. The property has a flexible internal layout with up to four public rooms or four bedrooms in addition to a modern dining sized kitchen, bathroom and separate shower room. There is driveway parking for multiple vehicles and landscaped gardens to the front and rear.

An entrance vestibule opens to a broad reception hallway which gives access to a front facing formal lounge with real fire with marble hearth, inset and timber surround. To the rear of the reception hallway are two further spacious living rooms one with real woodburning stove. The flexible layout of the property means that either of these rooms could form a formal dining room as required. The family room has a set of French doors which open to a superb dining sized kitchen with an informal lounge area and a range of white goods that may be included in the sale. The kitchen has doorway access to a rear vestibule opening to the rear gardens. The current layout of the property allows for four double bedrooms. One bedroom is located on the ground floor and three on the upper landing. The guest bedroom on the upper landing enjoys an en suite shower room with two piece suite to include wash hand basin and a shower cubicle. The main bathroom is on the upper landing and is fitted with a three piece suite to include WC, wash hand basin and stand alone claw foot bath. There is a further shower room on the ground floor with a three piece suite to include WC, wash hand basin and shower cubicle. In addition to the above the property has double glazing, gas central heating and driveway parking to the side. The rear gardens are enclosed with a well maintained wall and feature a broad paved sun terrace and areas of artificial grass. The two garden sheds are included in the sale. The property has a ten ton mooring in Castle Bay which is easily accessible from the shoreline.





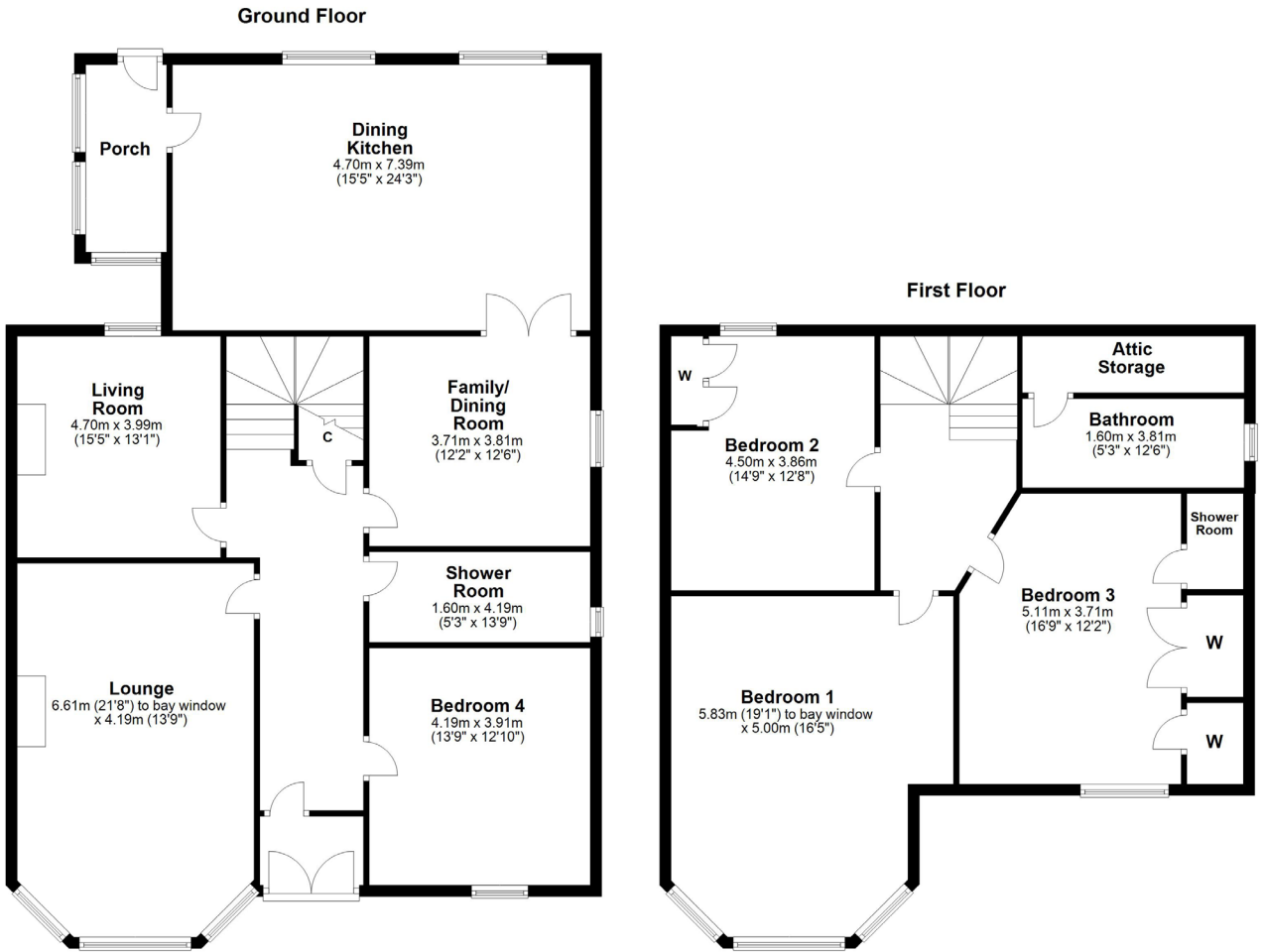












Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The new Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well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

**LA1652 | Sat Nav: 31 John Street, Largs, KA30 8HY**

For the full home report visit **[www.corumproperty.co.uk](http://www.corumproperty.co.uk)**

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





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