



**11 ROUTENBURN ROAD**

LARGS

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

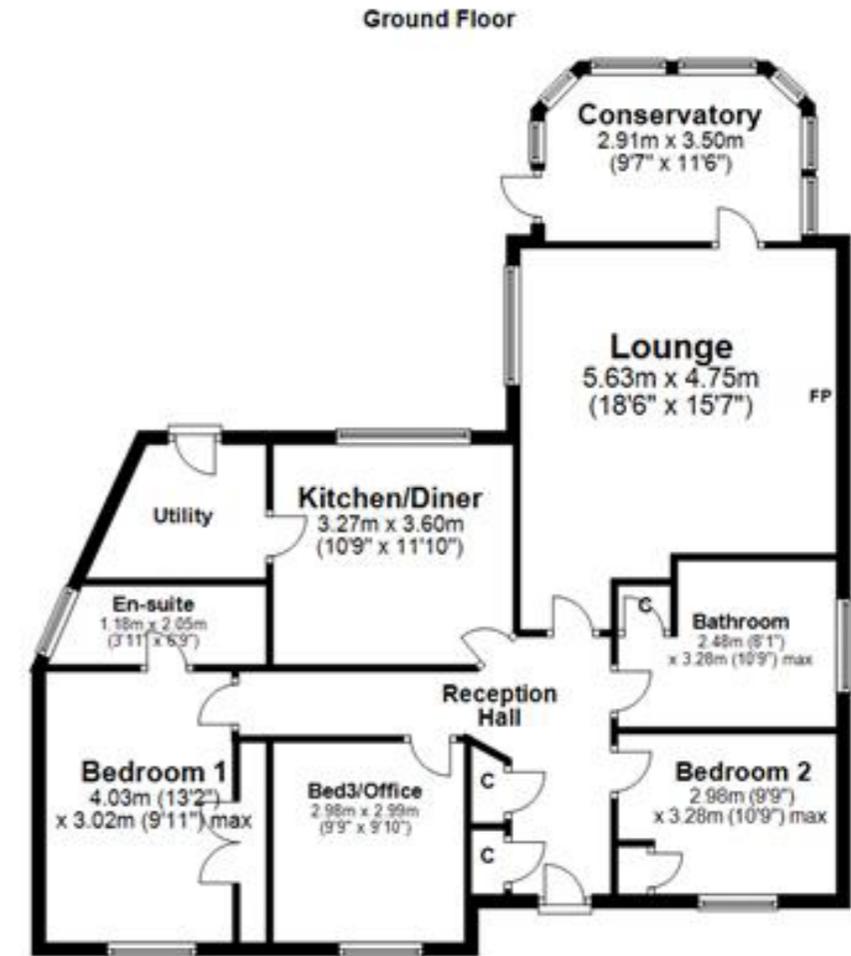
**11 Routenburn Road is a charming on the level, traditionally built bungalow with country views, quietly positioned on the north side of Largs yet well placed for ease of access to the shoreline promenade and with the town centre less than a mile from the property.**

The property is presented in good internal and external order with accommodation to include a reception hallway with two storage cupboards. The hall opens to a lounge with coal effect living flame fire and doorway access to a UPVC conservatory overlooking the rear gardens. The dining sized kitchen is fitted with a range of modern base units with butchers block effect work surfaces and gas fired Raeburn range cooker. The kitchen has an integrated slimline dishwasher and access to a utility room with plumbing for a washing machine. The property has three bedrooms although one of these bedrooms has fitted furniture making it an ideal office/study. The master bedrooms enjoys a three piece ensuite shower room and has ample built in wardrobe storage. The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath. In addition to the above the property has double glazing gas central heating and chipped driveway parking to the front suitable for multiple vehicles. The rear gardens are laid for low maintenance with a large paved terrace and a raised area with a timber entertaining deck.









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.

**LA1653** | Sat Nav: 11 Routenburn Road, Largs, KA30 8QA

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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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