

11A ROUTENBRUN ROAD

LARGS







11A Routenburn Road, Largs

6 | BEDROOMS 5 | BATHROOMS 6 | PUBLIC ROOMS

Boasting undoubtedly some of the finest panoramic views of Largs, the Firth of Clyde, Cumbrae and Arran to the south and west from its elevated position, 11a Routenburn Road is a simply stunning modern, architect designed detached villa set over four floors with an internal area extending to more than five thousand square feet

The property is presented in truly walk in condition with accommodation to include an entrance vestibule opening to a broad reception hallway with polished granite floor tiles. The reception hall opens to a living room with fabulous views and full height sliding door access to the broad external wrap around balcony with hot tub and glazed ballustrade. A set of French doors to the rear of the living room and a doorway from the reception hall give access to a family room which opens to a conservatory with fine views to the south and west.

The kitchen is located on this level and is fitted with a range of high quality modern wall and base units with breakfast bar, polished granite work surfaces and integrated double oven, microwave, coffee maker, five burner gas hob, extractor and dishwasher. The freestanding American style fridge/freezer is included in the sale. The kitchen also enjoys stunning views and has doorway access to the terrace and also to the formal ten place dining room This level of the home also features a spacious utility room, office/study and a three piece bathroom. On the first floor there are five bedrooms, three with ensuite facilities. The master bedroom enjoys a four piece ensuite bathroom and walk in wardrobe and has a double aspect corner window with panoramic town and Firth of Clyde views.

The accommodation on this floor concludes with an apartment that again takes full advantage of the fabulous views through a floor to ceiling picture window and a four piece bathroom. The attic level of the property is currently divided into two spacious rooms currently used as a gymnasium and a games/recreation room. This part of the home could easily form home office accommodation as required. In addition to the above the property has double glazing windows with self cleaning glass, gas central heating with underfloor heating on the ground floor with the exception of the conservatory, Sonos eight zone entertainment system and a hot tub on the terrace that is included in the sale. The property has oak finishes throughout and additional Kingspan thermal insulation to the main walls. The double integral garage is entered from the reception hallway and through two remote controlled roller doors. The garage extends to more than two thousand six hundred square feet with secure parking for multiple vehicles. There are landscaped gardens to the front of the property with a secure driveway parking accessed through remote controlled gates.













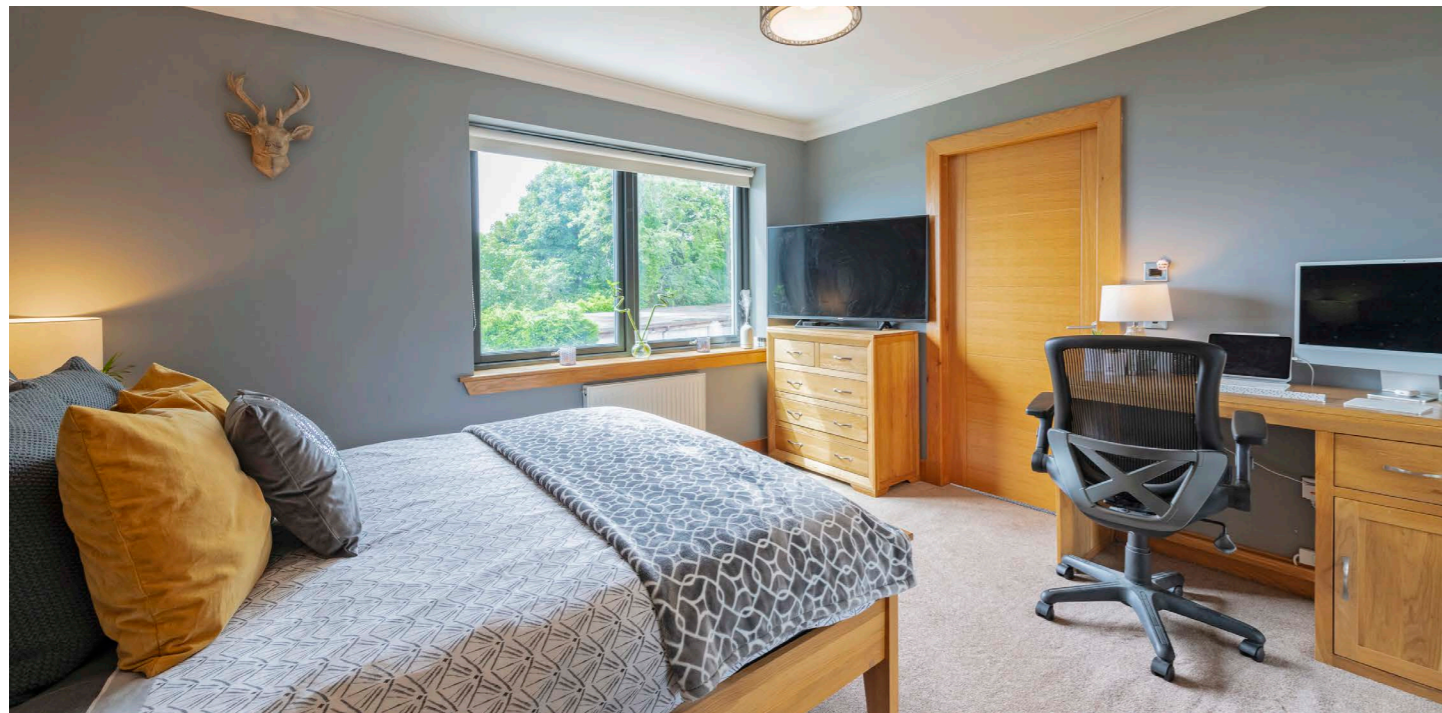


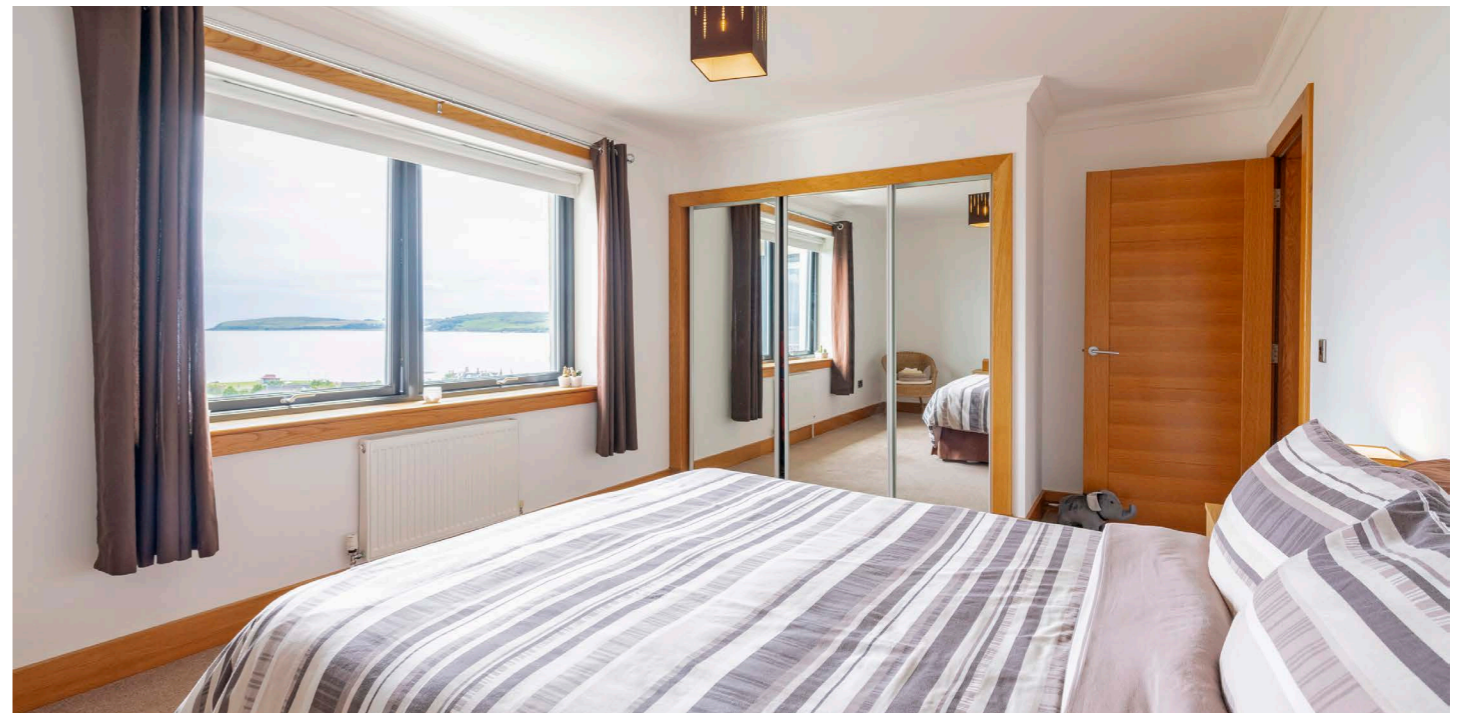


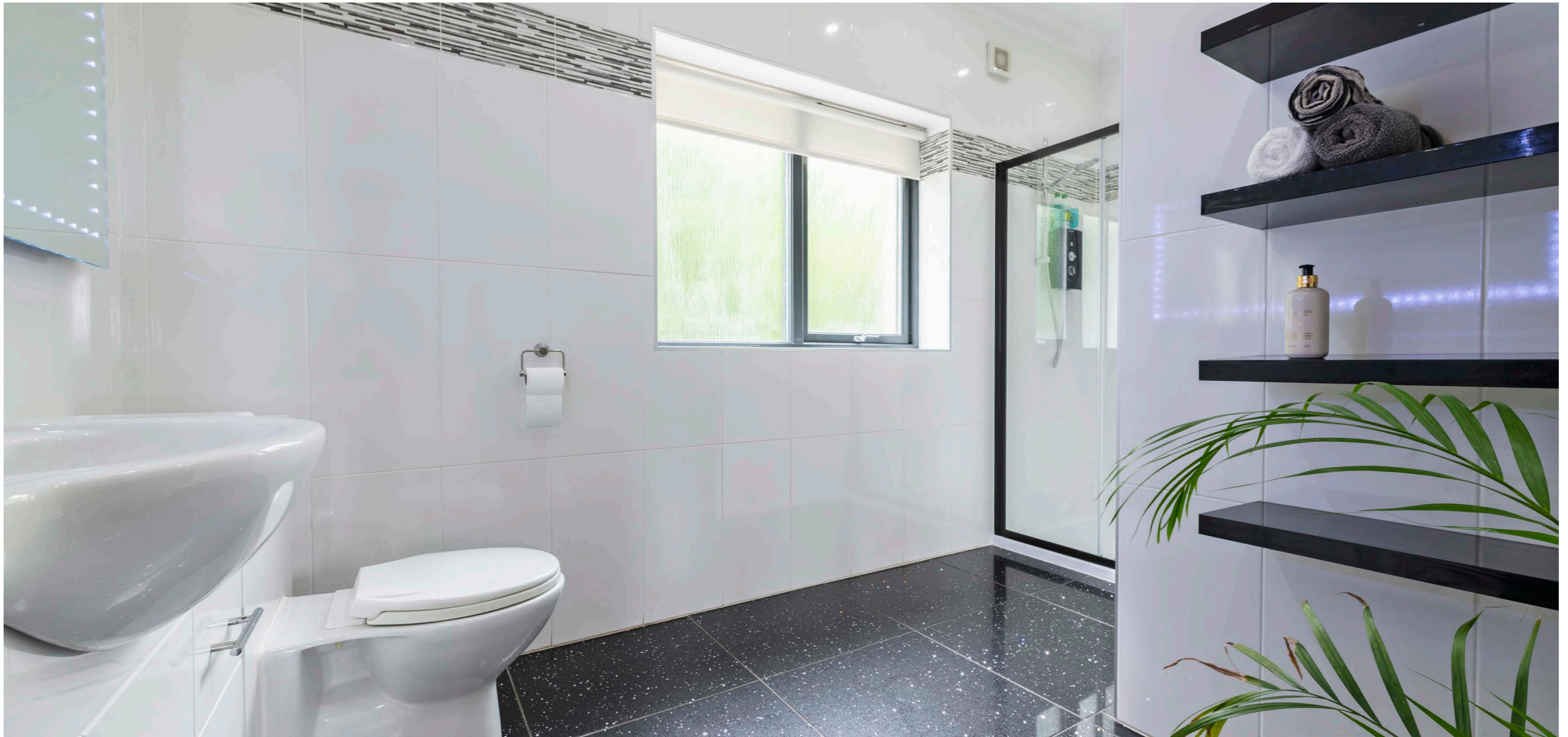


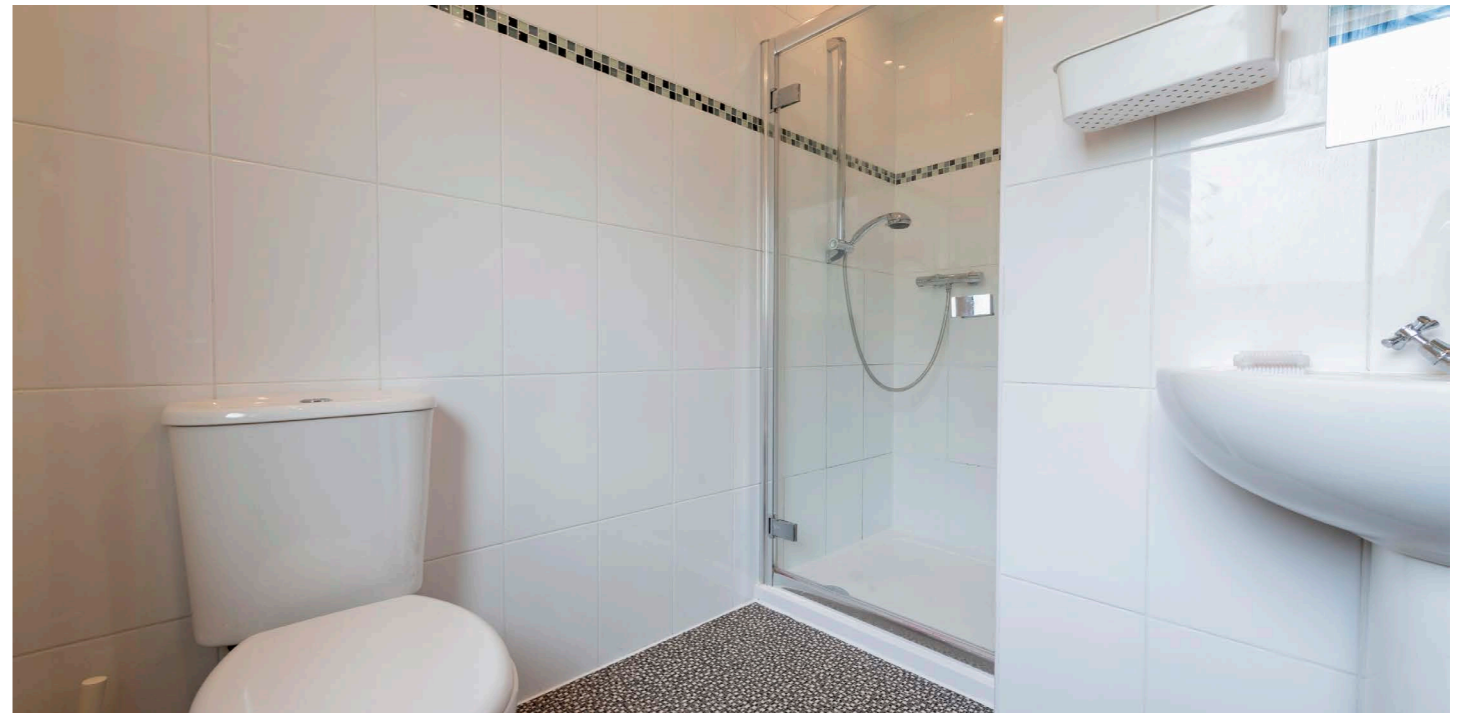
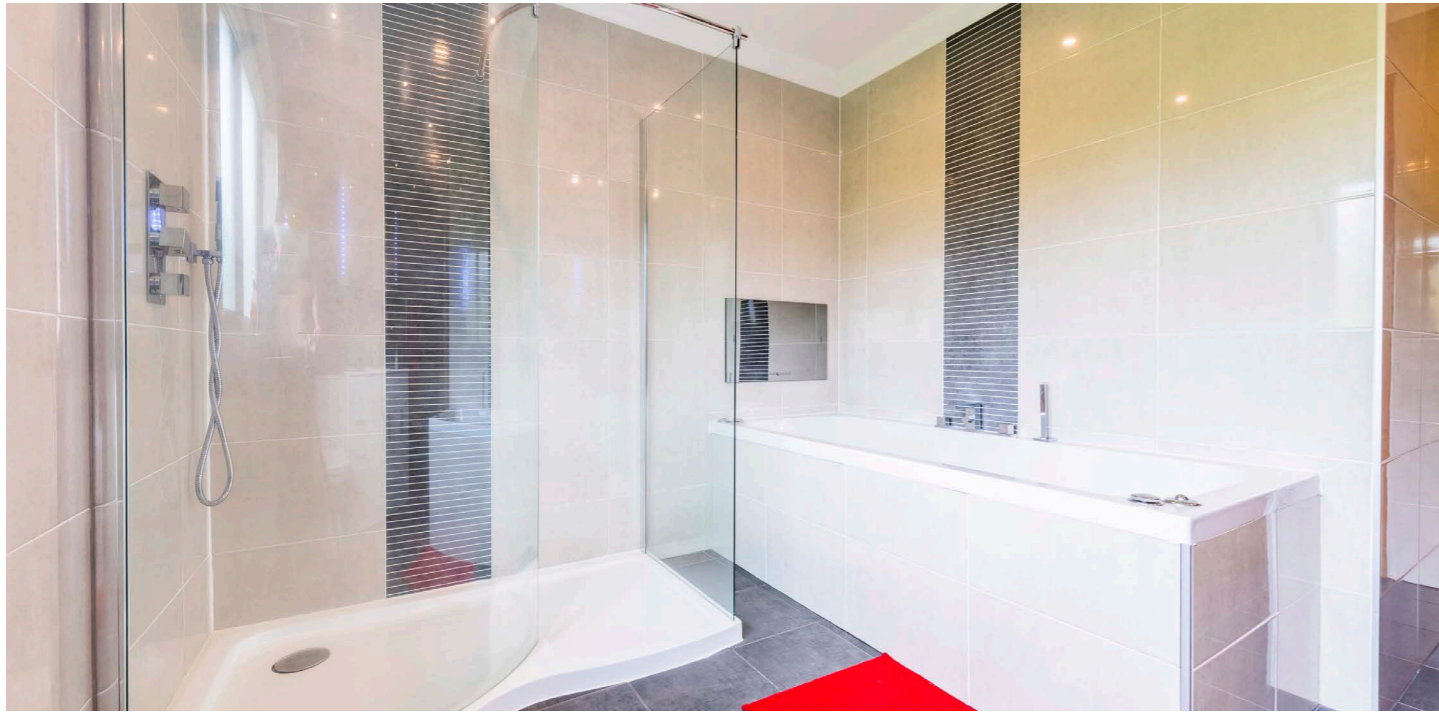












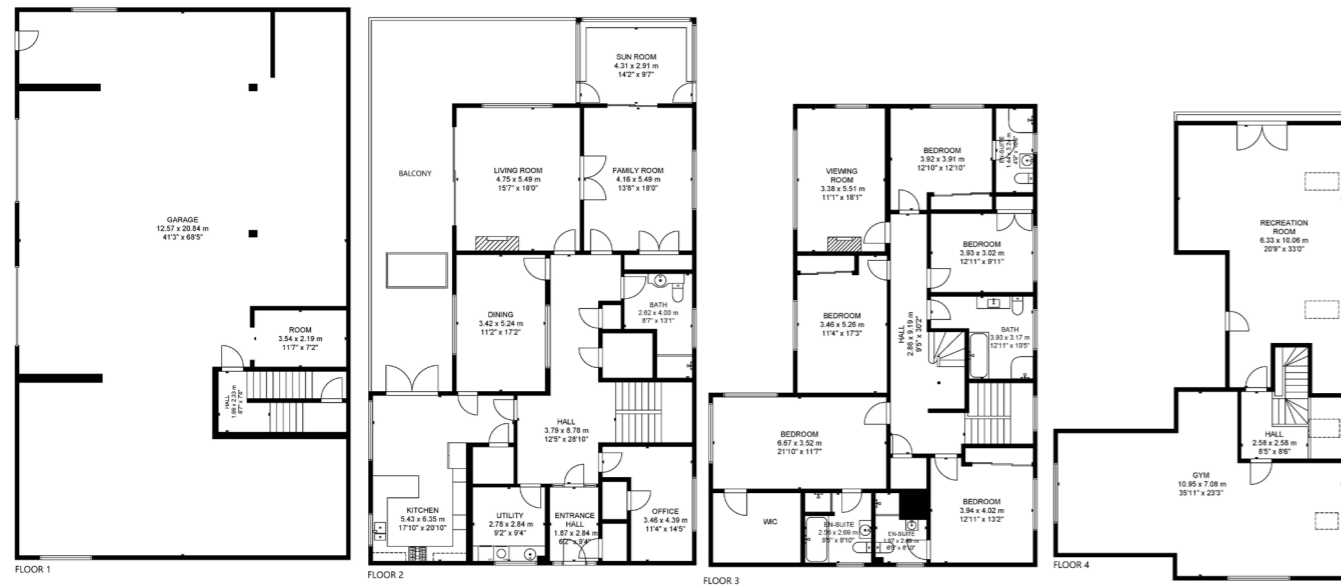












Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as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

TR1555 | Sat Nav: Borland House, Borland, Kilmarnock, KA3 6BW

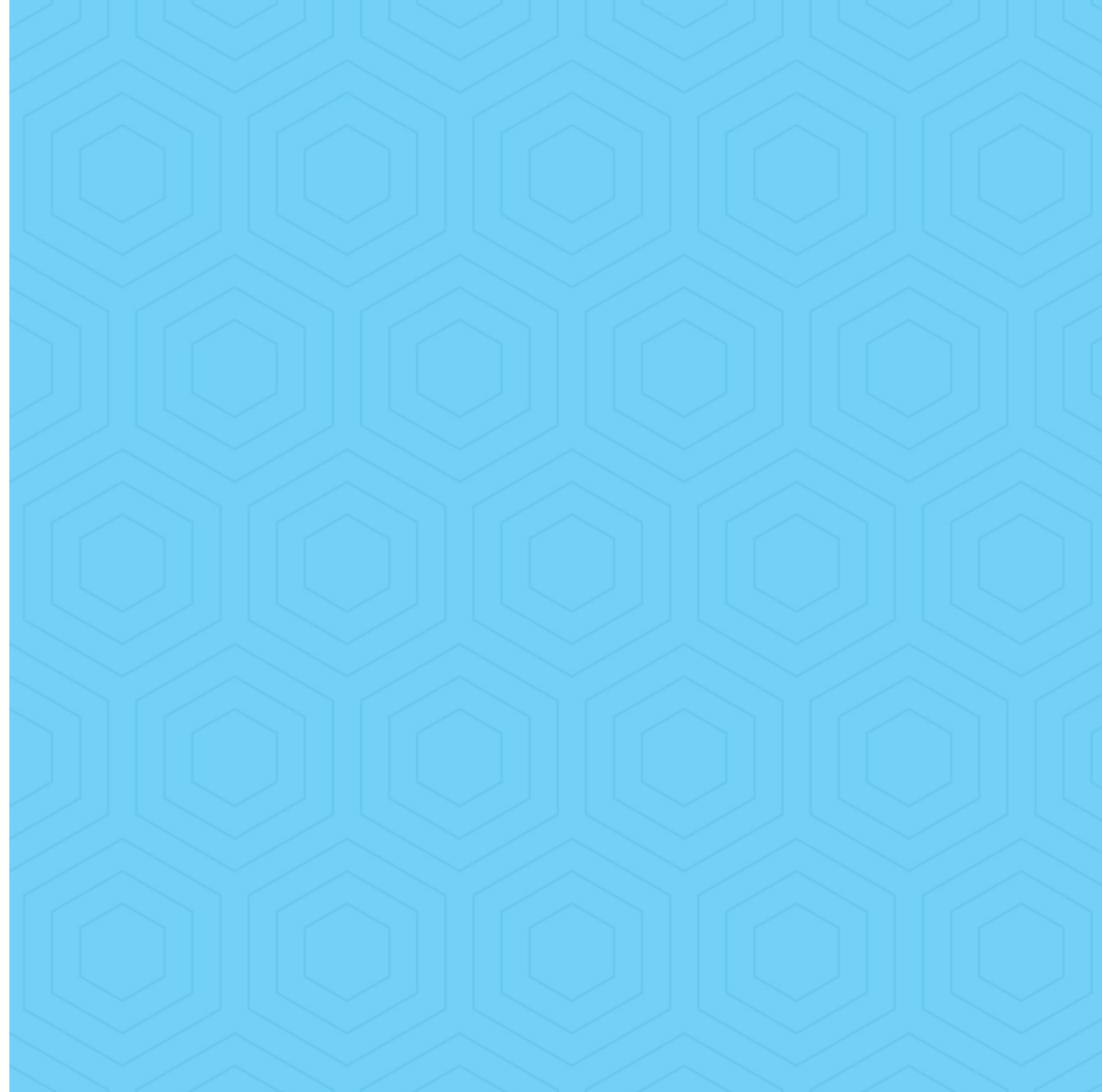
* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.













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