



22 NEWHAVEN GROVE
LARGS

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3 | BEDROOMS

2 | BATHROOMS

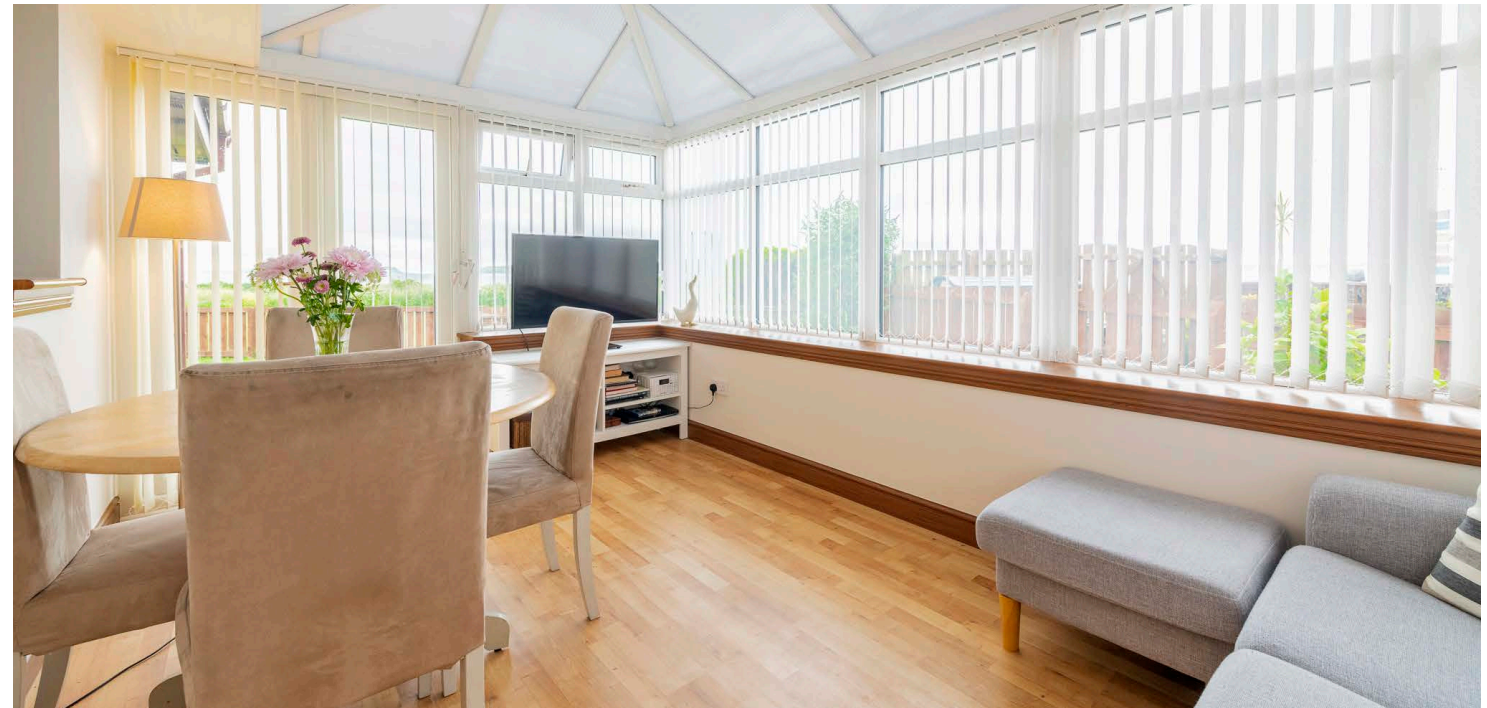
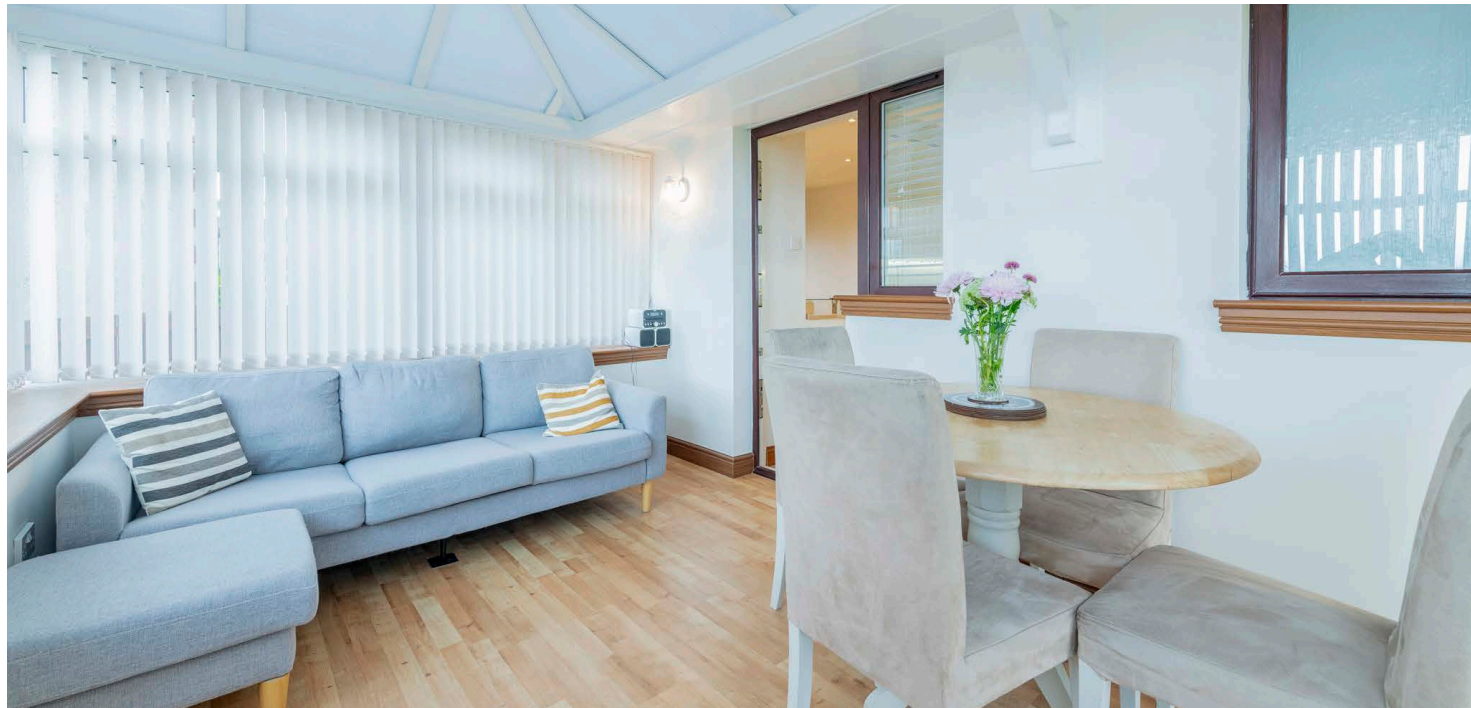
2 | PUBLIC ROOMS

Occupying one of the most enviable positions on the coastline in Largs and enjoying fabulous uninterrupted views of the Firth of Clyde, Cumbrae and Arran in the south, 22 Newhaven Grove is a modern on the level bungalow presented in truly walk in condition that makes a fabulous home for clients of all age ranges. The small development of Newhaven Grove is located to the north end of the town and is well placed for ease of access to all of Largs amenities including the seafront promenade and town centre with its wide range of shops, restaurants, train and bus terminals. In more detail the accommodation on offer comprises a covered external porch with access to a reception hall with excellent storage.

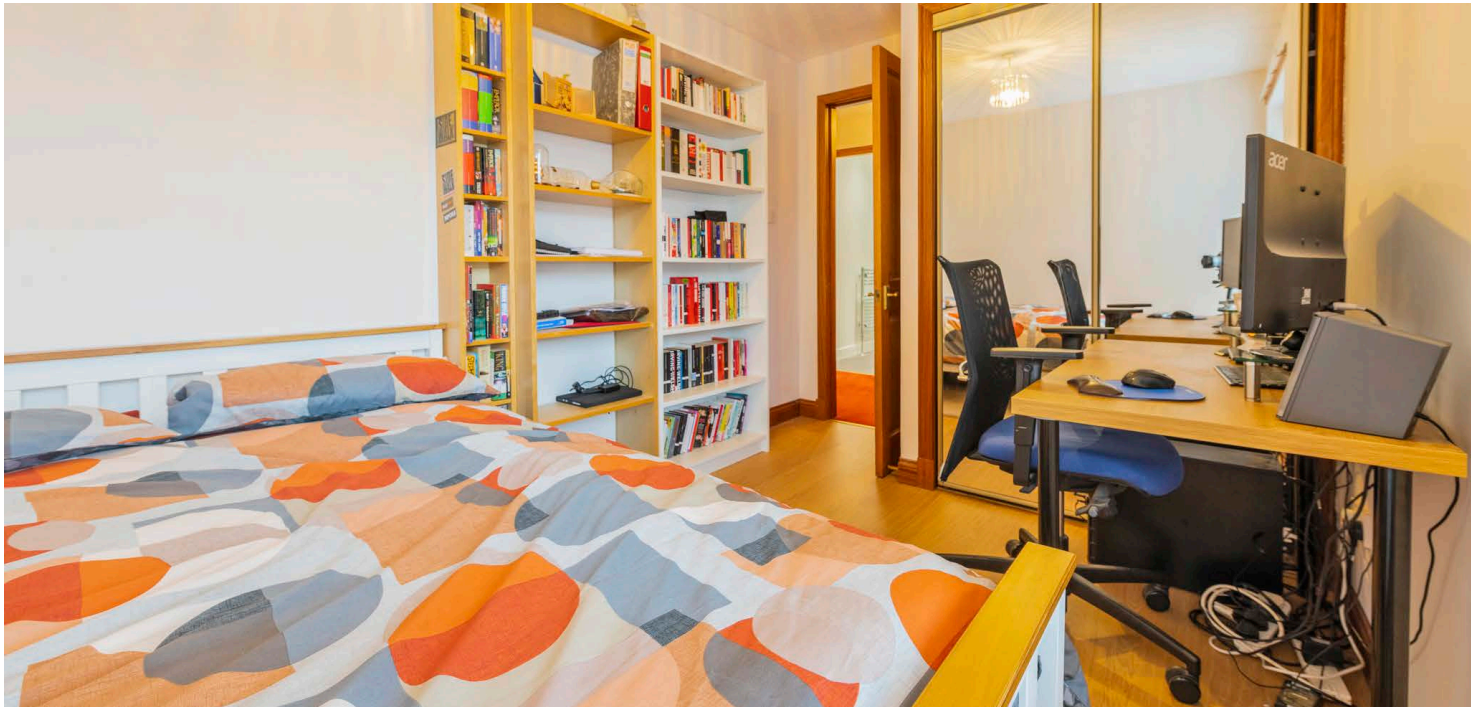
The reception hall opens to a spacious L shaped lounge/dining room with views to the front of the property. The kitchen has recently been refitted with a range of wall and base units with range cooker, extractor and fridge freezer which may be included in the sale. A utility area to the rear of the kitchen is plumbed for a washing machine and gives access to a modern UPVC conservatory overlooking the gardens which also enjoys panoramic views. The property has three bedrooms, two with wardrobe storage and the master enjoying a three piece en suite shower room. One of the bedrooms to the rear of the property has a set of sliding patio doors which open to a further spacious conservatory overlooking the rear gardens, enjoying panoramic views and access to a timber deck with views to the Firth of Clyde, Cumbrae and Arran to the south and west. The main bathroom has been recently refitted with a three piece suite to include WC, wash hand basin and bath with over bath thermostatic shower. In addition to the above the property has double glazing, gas central heating and extensive monobloc parking to the front leading to a double integral garage equipped with power and light. This part of the property has the potential to be developed further to add further living space if desired in order to take full advantage of the wonderful views on offer. The bungalow is surrounded by lawned gardens with the rear gardens having a south westerly aspect and panoramic views. There is a lawned area bordering the rear gardens which is owned and maintained by the residents of Newhaven Grove ensuring the continuing privacy of the development.

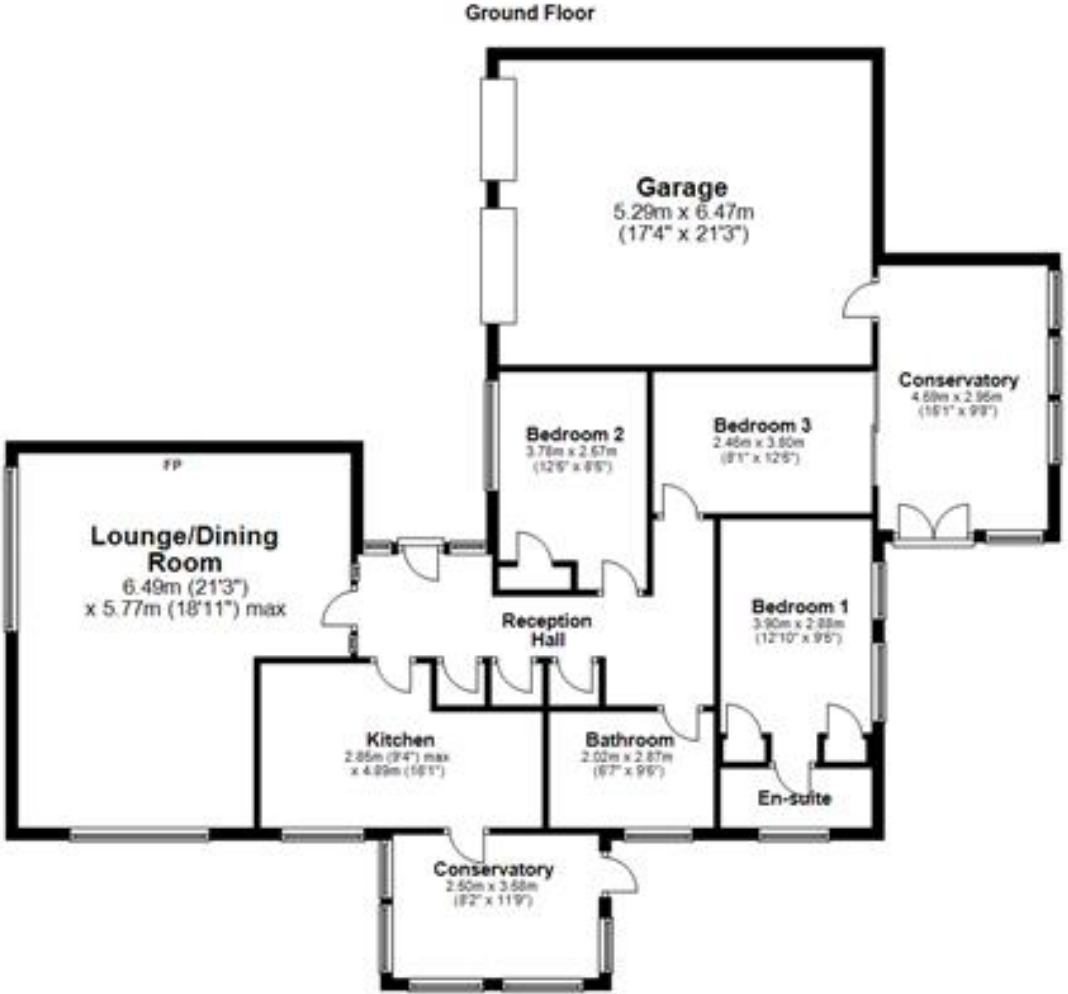










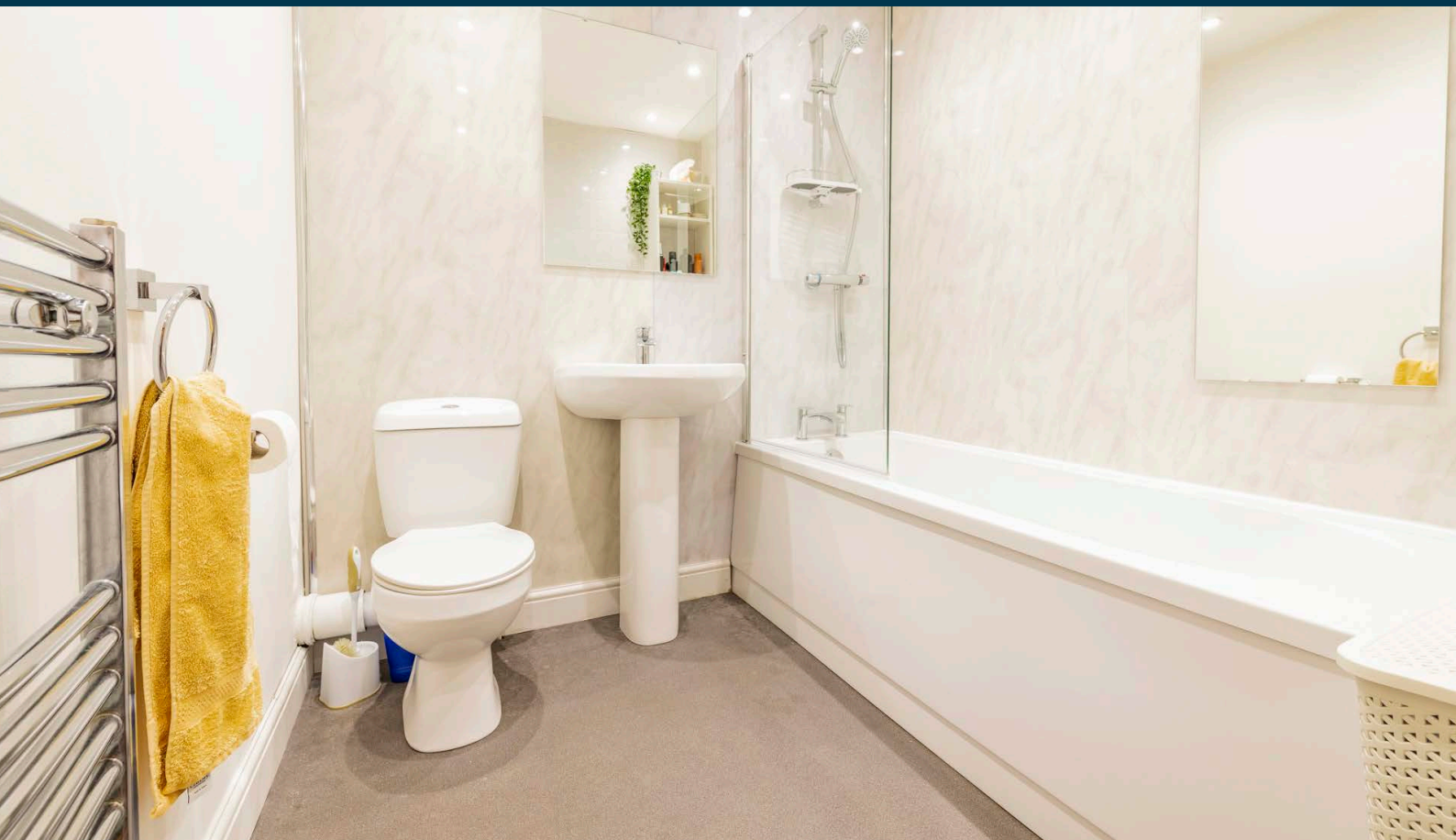


Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as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

LA1099 | Sat Nav: 48 Overton Crescent, West Kilbride KA23 9HG

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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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