



53 NODDLEBURN PLACE

LARGS

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3 | BEDROOMS

2 | BATHROOMS

1 | CLOAKROOM TOILET

1 | PUBLIC ROOM

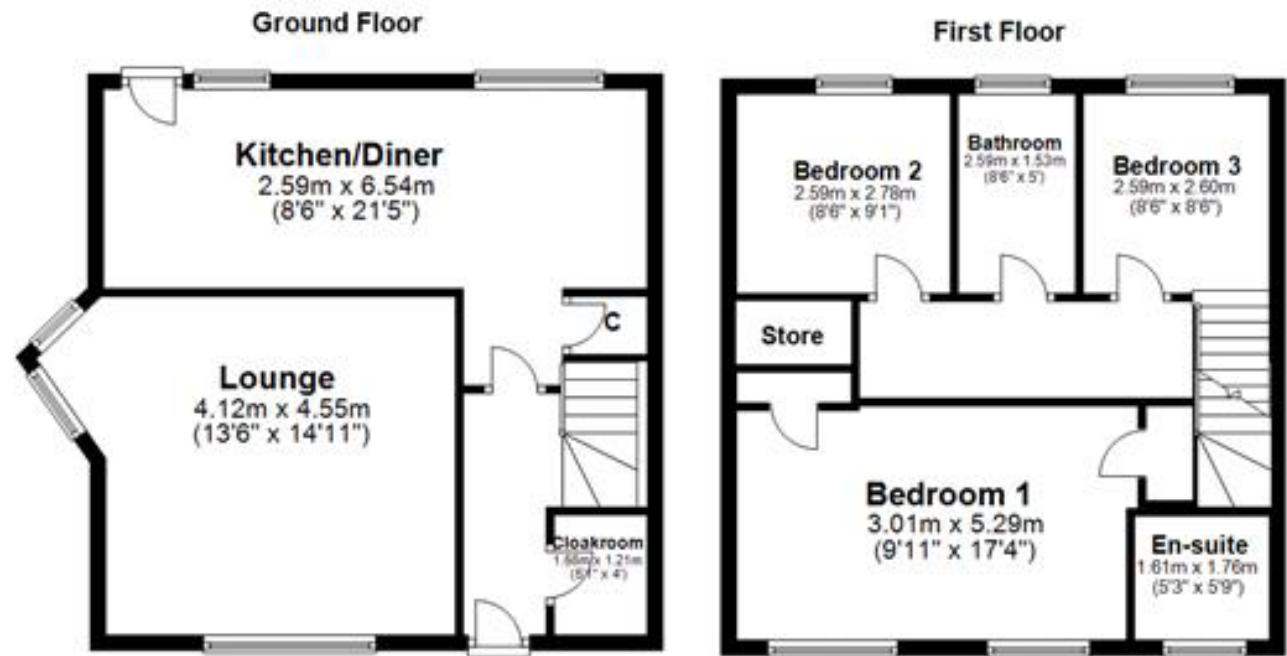
Located in this popular, modern, established development of homes by McTaggart and Mikel, 53 Noddleburn Place is a superb example of a traditional brick built detached villa designed to

The Coll specification positioned on a corner site with an alteration to the internal layout to combine two of the original bedrooms to form one spacious master suite. The property is well placed for ease of access to the seafront promenade with the town centre and its many amenities within easy reach. The property itself is presented in walk in condition with accommodation to include reception hallway with access to a WC/cloakroom. The lounge is front facing with attractive corner window and doorway access to a dining sized kitchen fitted with a range of wall and base units and integrated appliances to include gas hob, oven, extractor and washer dryer. The kitchen has doorway access to the rear gardens. On the upper landing there are three bedrooms. The master bedroom was originally two bedrooms and is therefore of excellent proportion with built in wardrobe storage and access to a three piece ensuite shower room. The master bedrooms could easily be restored to form two bedrooms as required. The three piece family bathroom is also located on this level. In addition to the above the property has double glazing, gas central heating, burglar alarm, security lighting, and outside electrical power socket and water tap. The property has monobloc driveway parking to the side. The rear gardens are enclosed with a well maintained fence and laid to lawn.









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, hotels and golf courses 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.

LA1660 | Sat Nav: 53 Noddleburn Place, Largs, KA30 8UE

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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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