



3 NODDLEBURN MEADOW

LARGS

www.corumproperty.co.uk


c o r u m



3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Situated within Boclair Brae, an exclusive modern development of only nine homes by Westpoint Homes, this spacious detached villa enjoys mature, enclosed gardens, driveway parking and an integral garage.

Finished to an exceptional standard, the property offers fantastic family accommodation over two levels, which benefits from an abundance of natural light from its large windows. On the ground floor there is a large, welcoming reception hall, with staircase to the upper landing, a wc/cloakroom and a good sized utility room, with adjoining storage, from where an internal door provides access to the garage. There is an extremely spacious lounge, with windows on two walls, and, to the rear of the house, there is a fabulous open plan living/ dining sized kitchen, which has windows and French doors out to the gardens. The kitchen has been beautifully fitted out and well equipped with Neff appliances and Silestone worktops.

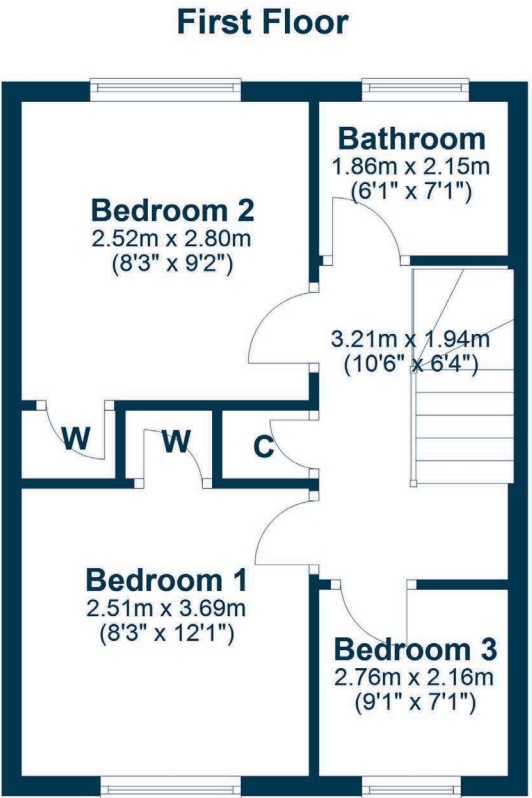
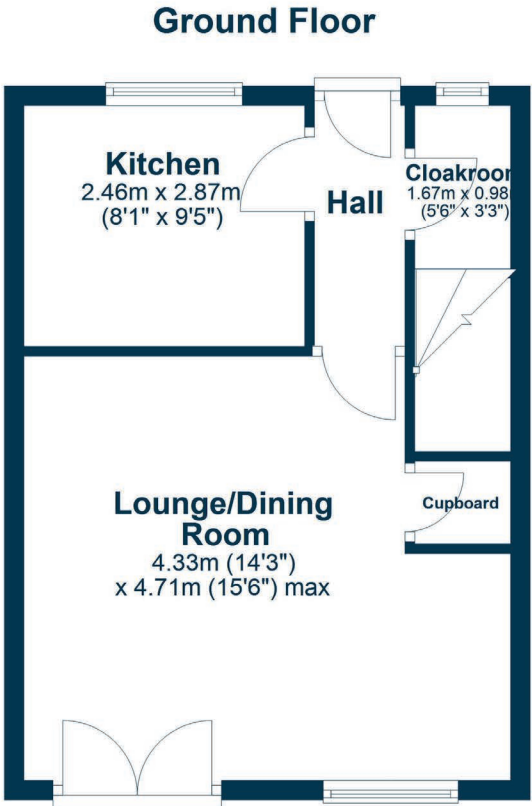
On the upper floor, there is a master bedroom suite, with walk-in dressing room and en-suite facilities, two further bedrooms, both with en-suites and built-in wardrobes, a fourth bedroom, with built in wardrobes and a fifth bedroom, which would also be ideal for use as a home office/study. Finally, there is a spacious family bathroom, with separate shower.

Outside, there are private, enclosed and mature gardens to the rear.









Noddleburn Meadow enjoys an excellent position within easy reach of local conveniences and lifestyle attractions. Morrisons and Co-op supermarkets are close by, along with a variety of independent shops and national retailers in the town centre. Largs Train Station provides regular services to Glasgow in under an hour, while the A78 road network connects easily to Fairlie, West Kilbride, Greenock and further afield.

The town has a vibrant food and leisure scene, with a wide choice of restaurants, cafés, pubs and the famous Nardini's ice cream parlour and Italian restaurant on the seafront. Families benefit from well-regarded primary and secondary schools, as well as access to health centres, dental practices and pharmacy services.

For leisure, Largs offers an abundance of coastal walks, local sailing clubs, and the popular Largs Golf Club. Kelburn Castle and Country Centre nearby provides woodland trails and family-friendly attractions. Combining convenience, lifestyle and coastal charm, Largs remains one of Ayrshire's most sought-after towns to live in.

LA2111 | Sat Nav: 3 Noddleburn Meadow, KA30 8UD

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Largs
66 Main Street, Largs, KA30 8AL

Tel: 01475 675 001

Email: largs@corumproperty.co.uk

www.corumproperty.co.uk