

# 23 Waterside Street

LARGS, NORTH AYRSHIRE, KA30 9LN



*TASTEFULLY DECORATED TWO-BEDROOM DETACHED BUNGALOW*



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We are delighted to introduce to the market this superb two-bedroom detached bungalow, within the highly sought-after area of Largs. The property offers fantastic and flexible accommodation which is formed all on one level and would be a great purchase for a variety of people looking for their first or next home.

The property has been well designed to maximize the natural available light to create a modern ambiance. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor. The property is accessed via the hallway which allows entry to all apartments. An immediately impressive lounge is flooded with natural light from the window to the front aspect.

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The kitchen/diner has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It has a host of integrated appliances and plumbed space for free-standing appliances.





Journeying into the two well-appointed bedrooms, the crisp and contemporary styling continues. Both of the rooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The shower room completes the impressive accommodation internally.







**Bedroom 1**



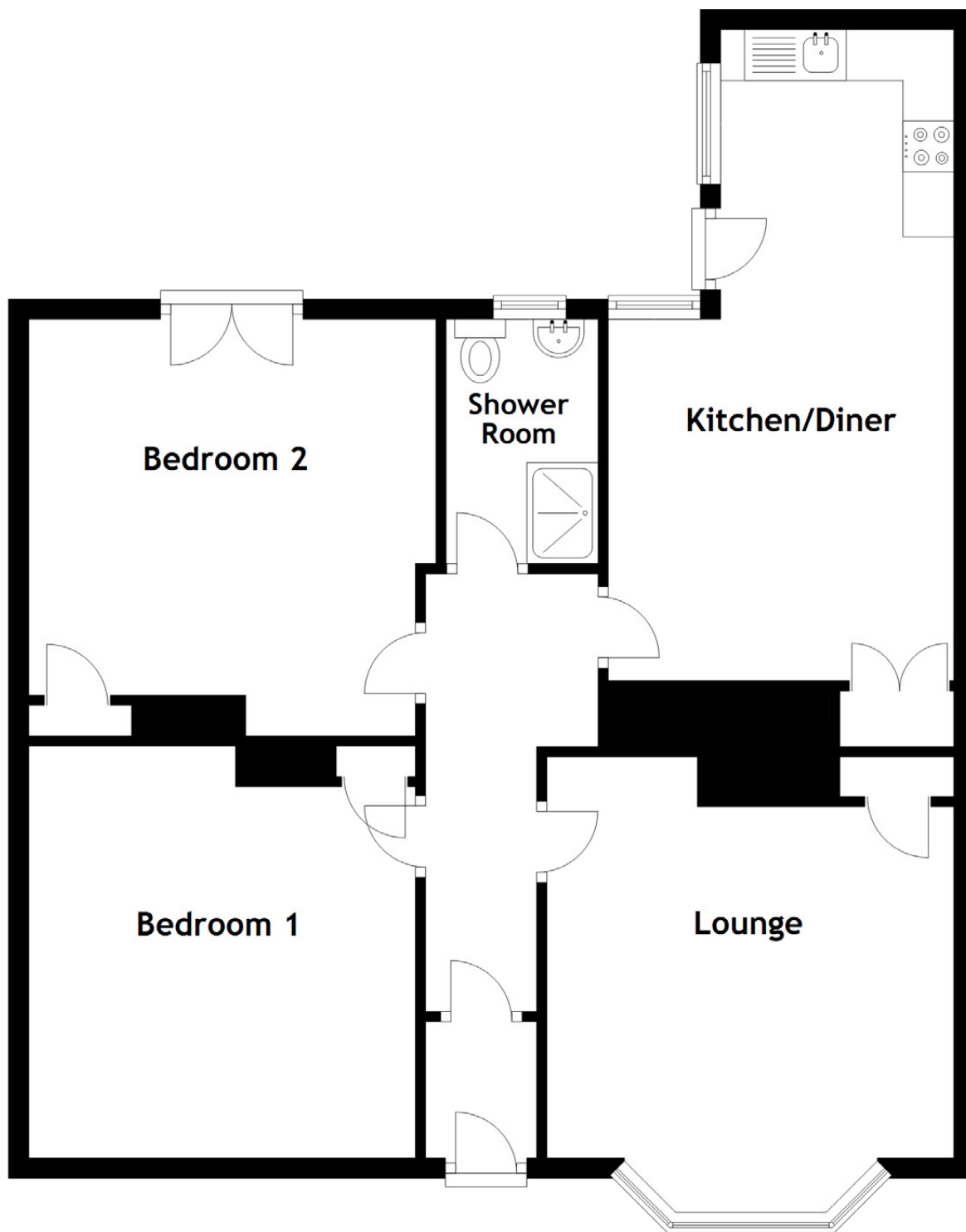












### Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")	Shower Room	2.40m (7'11") x 1.50m (4'11")
Kitchen/Diner	6.40m (21') x 3.40m (11'2")	Gross internal floor area (m <sup>2</sup> ): 85m <sup>2</sup>	
Bedroom 1	4.05m (13'3") x 3.80m (12'6")	EPC Rating: E	
Bedroom 2	4.09m (13'5") x 4.00m (13'2")		



Externally, the property has private front and rear gardens. The rear garden will be popular with all members of the family, especially in the summer months whilst enjoying the peace and quiet.

The high specifications of this home also include double glazing and gas central heating for additional comfort.







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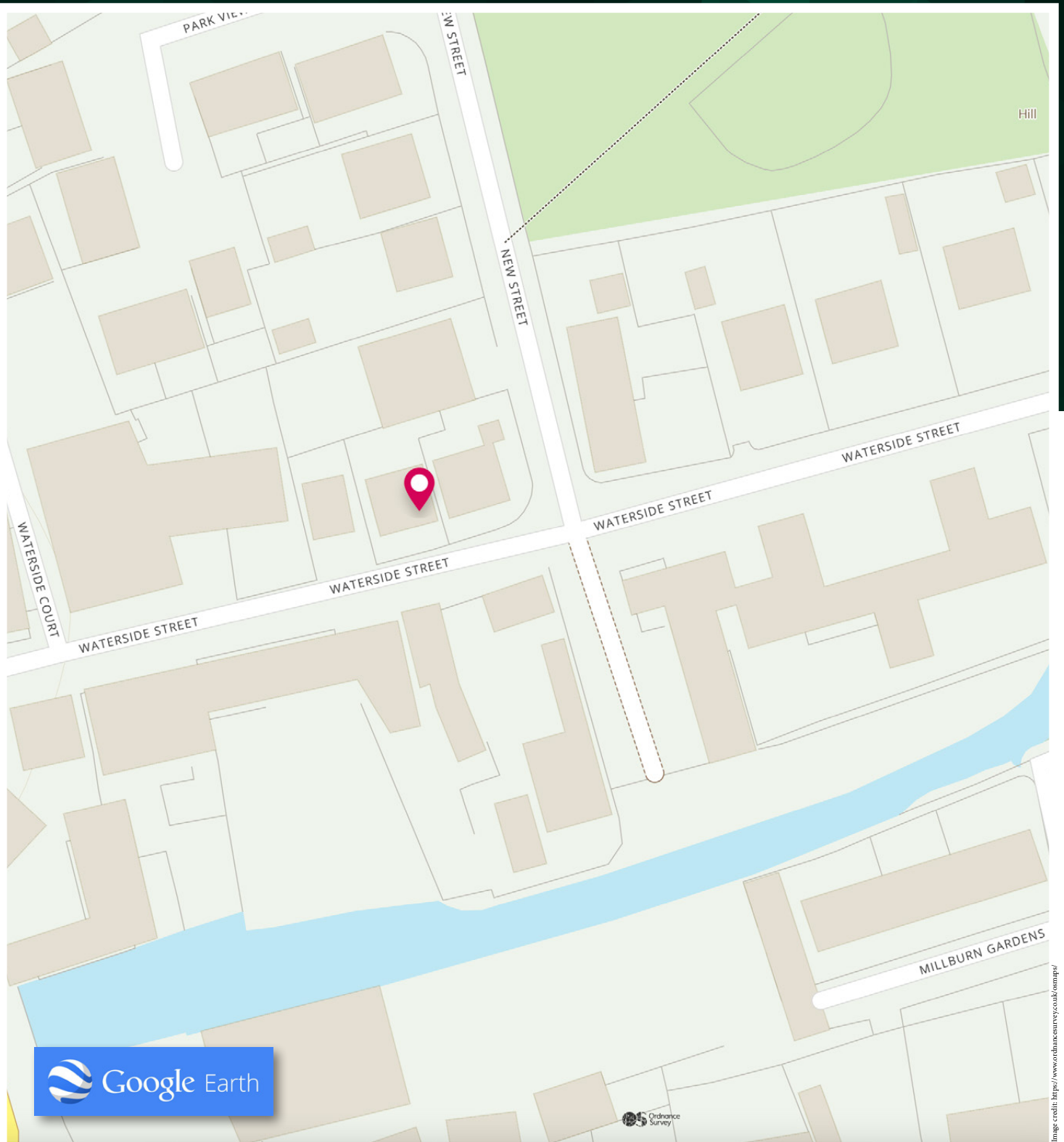
Largs has proved to be one of Scotland's most desirable towns to relocate to for many years. Its natural landscape, with a magnificent coastline, takes in the breathtaking sights of Arran, Bute and Cumbrae to the west and the spectacular backdrop of the countryside to east. Popular with all ages, Largs provides excellent shopping, cafes, bars and restaurants, a world-class marina, golf courses and high performing schools.

Those seeking social pursuits can find these within Vikingar, Kelburn Country Park, the ever popular Largs seashore, renowned local golf courses and Largs Yacht Haven. Largs is also home to the world-famous Nardini's restaurant, this iconic establishment reopened in late 2008 after a complete refurbishment.

Largs is in the enviable position of offering everything you could need. With its proximity to Glasgow city centre, Glasgow Airport and Prestwick Airport Largs is also an ideal commute to Glasgow and by air nationwide.

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