

# 18 Irvine Road

LARGS, NORTH AYRSHIRE, KA30 8JT



*A BEAUTIFULLY PRESENTED AND SPACIOUS  
THREE BEDROOM DETACHED BUNGALOW*



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We are delighted to offer to the market this fantastic three-bedroom detached bungalow within this highly sought-after area of Largs. With the accommodation all on the one level, the property offers flexible living accommodation and is ideal for a variety of people looking for their next home. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments sets the tone for the rest of this beautiful property. The property has been upgraded and maintained to an exacting standard by its current owner. They have created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first-class specification.



The generously proportioned open plan formal lounge, dining area and kitchen is flooded with natural light from the door that gives access into the garden, where you can invite outside in. The kitchen has a range of floor and wall mounted units with a contrasting work-surface and a host of integrated appliances. It is easy to imagine the evenings of fine dining the dining area has played host to, especially with friends and family.











Journeying into the three well proportioned bedrooms, the crisp and contemporary styling continues. All of the bedrooms are bright are airy and a good size. They also offer a range of furniture configurations. One of the bedrooms is complemented with a stunning en-suite. The family bathroom completes the impressive accommodation internally.







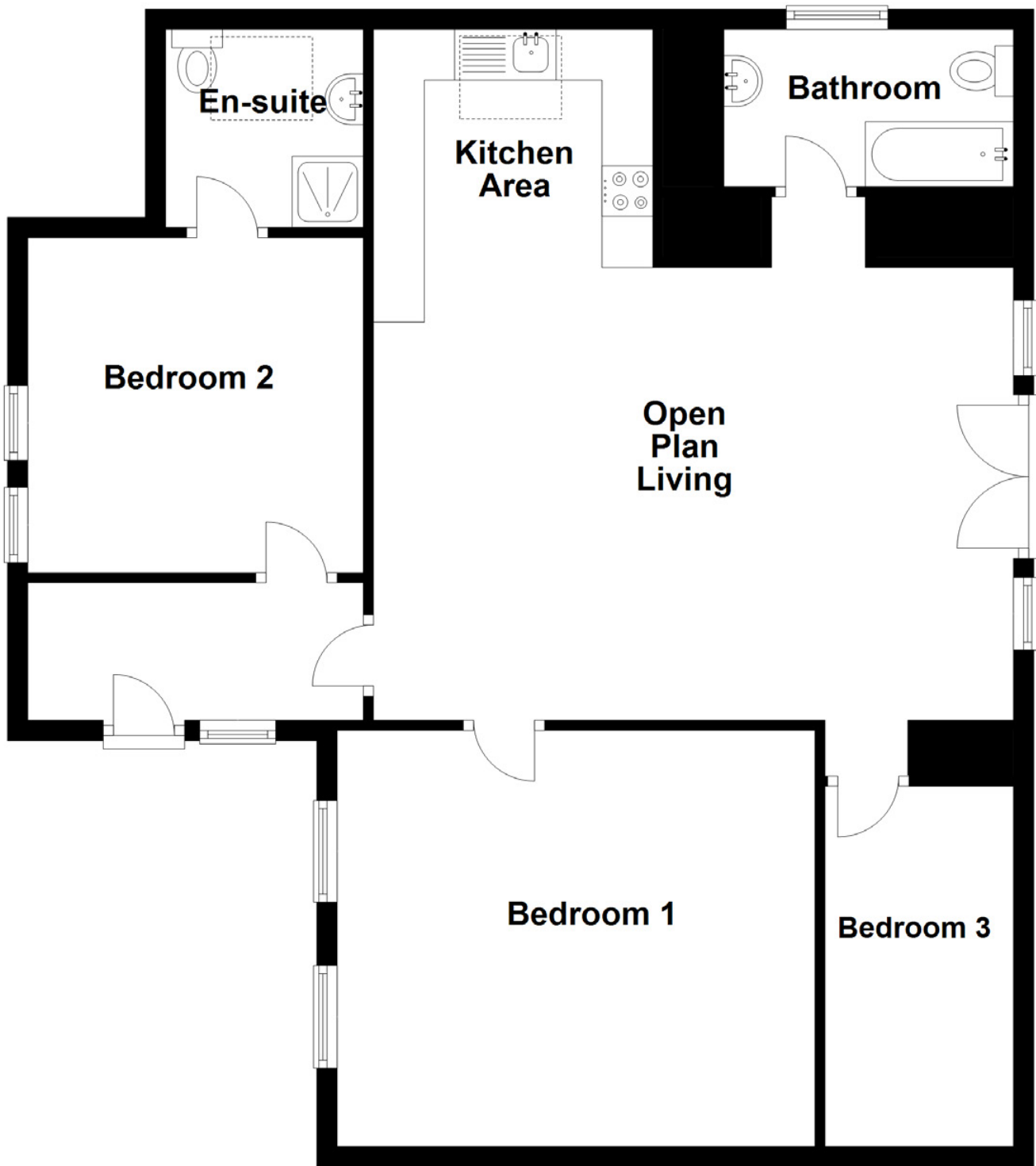
**Bedroom 1**











Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.80m (22'4") x 6.30m (20'8")	Bathroom	2.85m (9'4") x 1.55m (5'1")
Kitchen Area	2.75m (9') x 2.15m (7'1")	En-suite	1.95m (6'5") x 1.95m (6'5")
Bedroom 1	4.70m (15'5") x 4.10m (13'5")		
Bedroom 2	3.30m (10'10") x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ):	90m <sup>2</sup>
Bedroom 3	3.55m (11'8") x 1.85m (6'1")	EPC Rating:	C



Externally the property has well-maintained gardens that wrap around the property and a driveway providing off-road parking for a number of vehicles. The high specifications of this home also include double glazing and gas central heating for additional comfort.





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Located in the heart of the seaside town of Largs, this bungalow is conveniently situated near the town's amenities. Largs promenade and seafront are just a short stroll away, offering endless opportunities for coastal walks and leisure activities. Largs is a delightful town with a backdrop of glens and moors and facing the sheltered water of the Firth of Clyde. Country parks for the enjoyment of all and possible to pursue almost any interest.

For many years, Largs has proved to be one of Scotland's most desirable towns in which to locate, due to its natural landscape with a magnificent coastline, taking in the breathtaking sights of Arran, Bute and Cumbrae to the west and the spectacular backdrop of the countryside to the east.

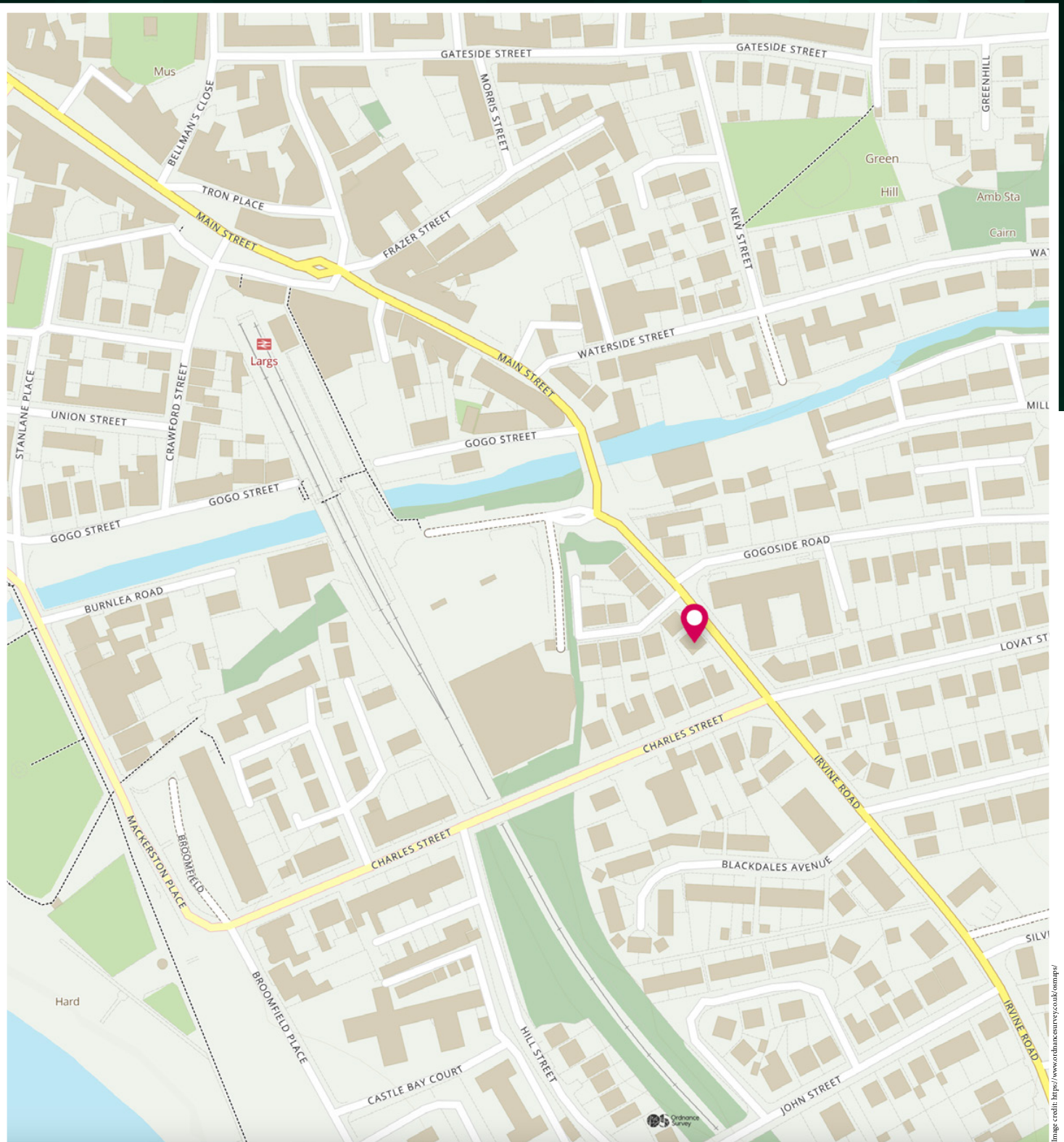
Popular with all ages, providing excellent shopping, cafes, bars and restaurants with the world-famous Nardini's, a marina, golf courses and high-performing schools. Largs is in that enviable position of offering everything you could need. With its proximity to Glasgow Airport, Prestwick Airport and Glasgow City Centre. Largs is also an ideal commute to Glasgow and, by air, nationwide.

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## The Location







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