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LARGS, NORTH AYRSHIRE, KA30 8TB

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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.





Prime Location! We are delighted to offer for sale this exclusive, three-bedroom, **ground floor** apartment positioned within one of the most sought after, established, residential locales within Largs. Bowencraig is a delightful development, adjacent to Pencil Bay on the South side of town. This property would be a fantastic acquisition for a variety of buyers as its superb spot offers great commuting links, as well as a very pleasant walk to numerous shops, amenities and public transport facilities. The property is presented to the market in good condition and further benefits from direct access to the beach via a locking gate, which is set within the stone wall.



The apartment was superbly designed by Tay Homes in the 1980s to maximise the views and make the most of the natural available light, creating a modern ambience, and has been decorated throughout with a neutral theme. Room dimensions are very generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

In more detail the property comprises: A welcoming entrance hall with a mirrored storage cupboard. The bright and airy lounge is a perfect area for relaxing or entertaining and elevated views can be enjoyed over Sandy Bay to the Firth of Clyde, Cumbrae and Arran in the West from the feature turret. A personal door opens onto a private balcony, which is the perfect spot for a lazy summer's day and to gaze over the ever-changing waters. Glazed doors open into the separate dining room, which offers similar views to that of the lounge and has a range of furniture configurations. A door opens directly from here back into the entrance hall.

The kitchen has been beautifully fitted to include a good range of contemporary floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, dishwasher and washing machine, making this the ideal kitchen for an aspiring chef! There is further space for an upright fridge freezer.





The *master bedroom* has a *glorious* outlook and has the *luxury* of a *modernised en-suite* shower room



There are three, well-proportioned, double bedrooms. All benefit from mirrored wardrobes and have floor space for additional freestanding furniture if required. The master bedroom has a glorious outlook and has the luxury of a modernised en-suite shower room. The third bedroom could be used as anything you want it to be, a hot office space, hobby room or a permanent third bedroom. A family bathroom, with a four-piece suite, creates the perfect ambience in which to unwind.

The property further benefits from gas central heating to radiators and double glazing for additional comfort. There is also a security-controlled entrance for additional peace of mind and comfort.

Externally, there are landscaped communal grounds, which are very well maintained. Residents parking is available.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.03m (23'1") x 3.60m (11'10")
Dining Room	3.89m (12'9") x 2.89m (9'6")
Kitchen	3.49m (11'5") x 2.37m (7'9")
Master Bedroom	3.58m (11'9") x 2.90m (9'6")
En-suite Shower Room	2.29m (7'6") x 1.76m (5'9")
Bedroom 2	2.97m (9'9") x 2.86m (9'5")
Bedroom 3	3.03m (9'11") x 2.61m (8'7")
Bathroom	2.56m (8'5") x 2.29m (7'6")

Gross internal floor area (m²): 92m² | EPC Rating: C





View from balcony



View from balcony



View from the kitchen



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Part
Exchange
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