

27 Walkerston Avenue

LARGS, NORTH Ayrshire, KA30 8EP



*A BRIGHT AND SPACIOUS THREE
BEDROOM END TERRACED HOUSE*



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to introduce to the market this beautifully presented three-bedroom end-terraced house, split over three levels, tucked away within a highly sought-after area of Largs. The property offers fantastic and flexible accommodation and would be a great purchase for a variety of people looking for their first or next home.

The property has been tastefully decorated and thoughtfully designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.

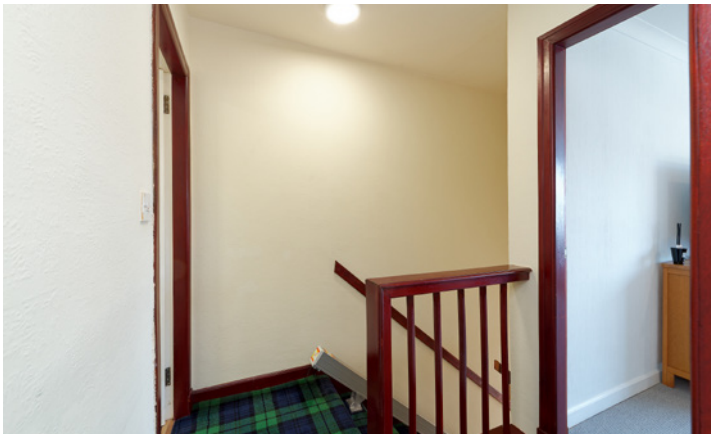
The property is accessed via the hallway, which allows entry to all rooms on this level. An immediately impressive lounge/dining area is flooded with natural light from the picture window to the front aspect, whilst also offering a pleasant outlook. The feature fire and surround gives the room a real cosy feel and is the perfect ambience to unwind in after a hard day.





The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is complemented with a host of integrated appliances and space plumbed for free standing appliances. There is a useful utility area after the kitchen which also gives access into the rear garden.





Journeying upstairs, the crisp and contemporary styling continues. On the first floor, you will discover two well-proportioned bedrooms. Both of the rooms are bright and airy and have the advantage of space for additional free-standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements. The family bathroom suite completes the accommodation on this level.

A staircase from one of the bedrooms gives access to the second floor level and on this level you will find an impressive, spacious bedroom that can accommodate a range of furniture configurations and gives a lovely outlook from the Velux windows.

The Property



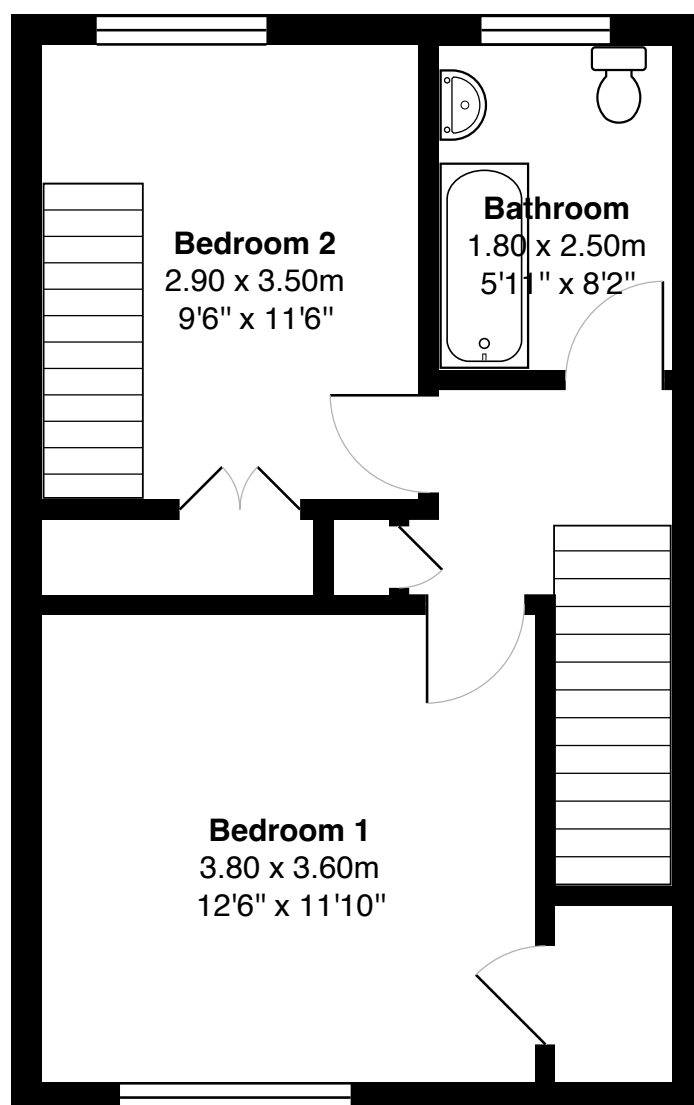
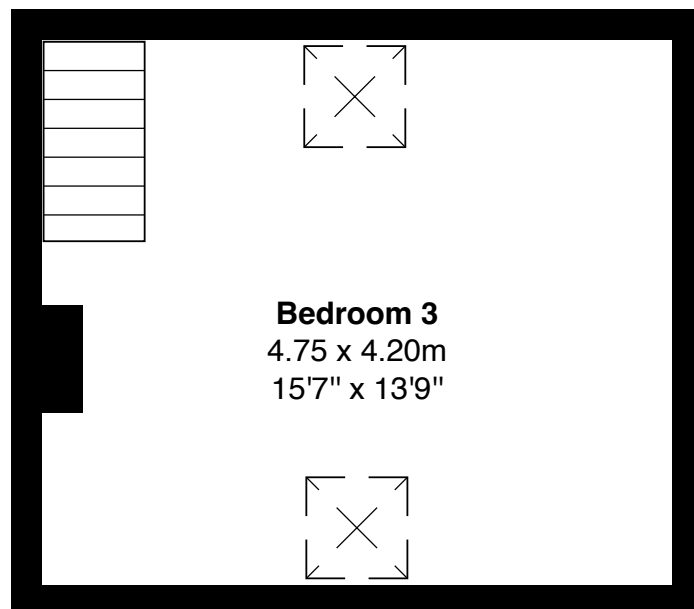
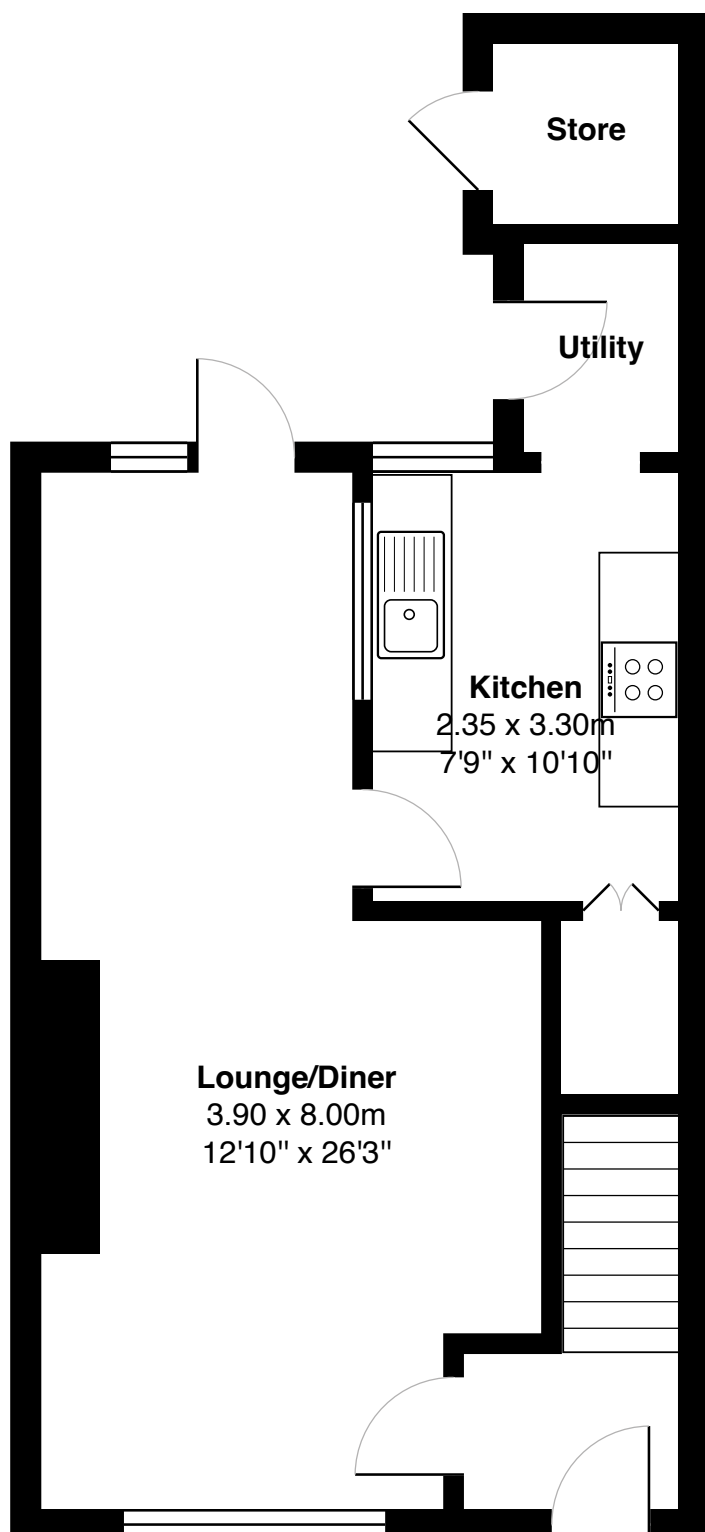
Bedroom 1





Bedroom 3





Gross internal floor area (m²): 98m²

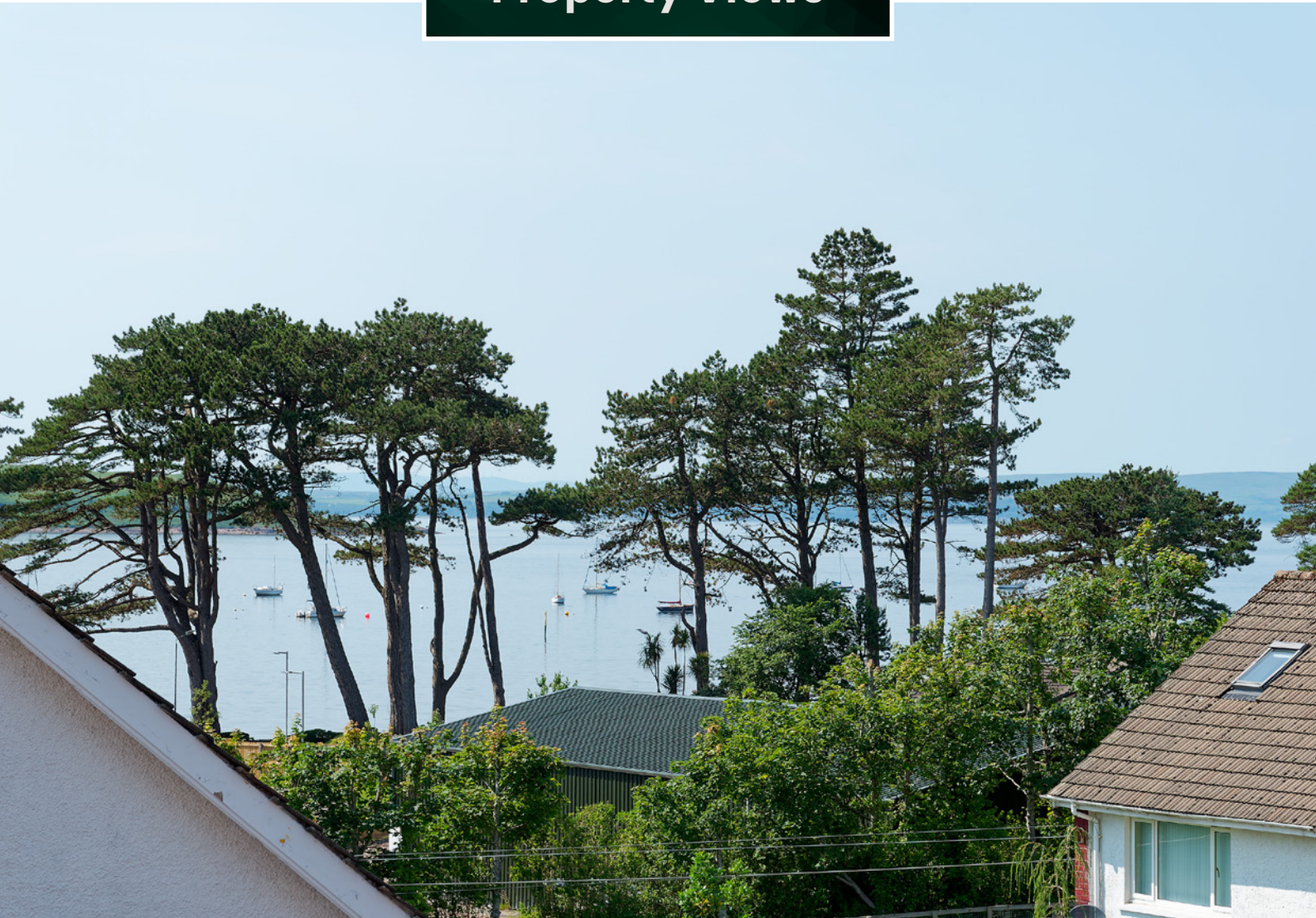
EPC Rating: D

Externally, there are private front and rear gardens. The rear garden is fully enclosed and provides a safe environment for children and pets. This zone is a real suntrap and many an evening will be spent enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





Property Views

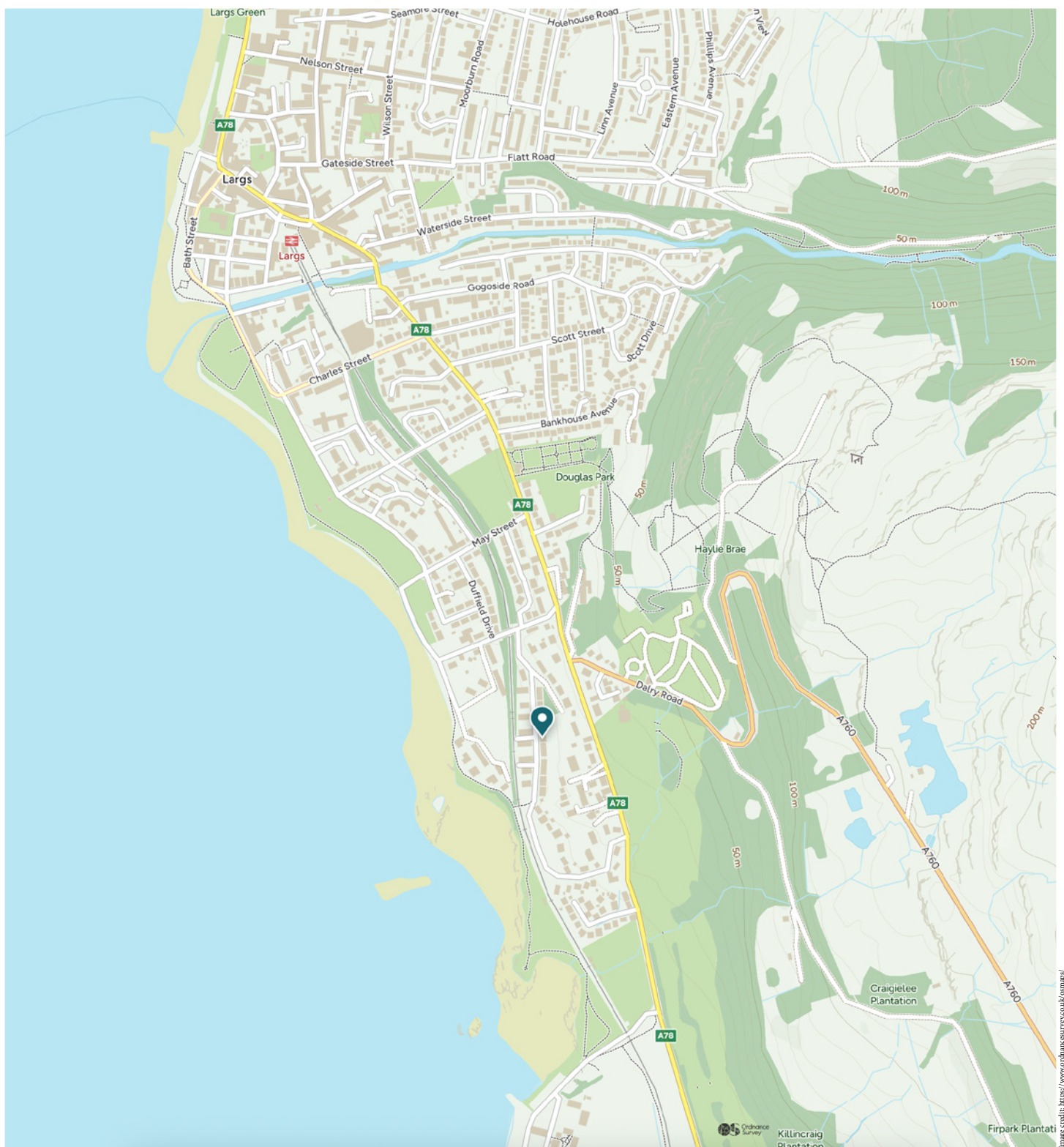




Largs is a delightful town with a backdrop of glens and moors, and facing the sheltered water of the Firth of Clyde. Country parks are for the enjoyment of all and are possible to pursue almost any interest. For many years, Largs has proved to be one of Scotland's most desirable towns in which to locate, 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.