

G/R 109 Nelson Street

LARGS, NORTH AYRSHIRE, KA30



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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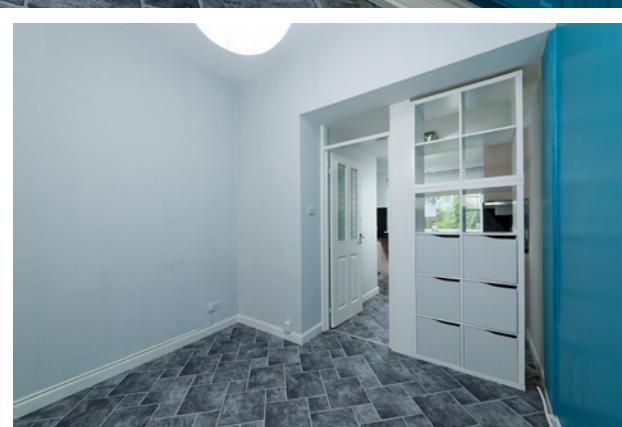
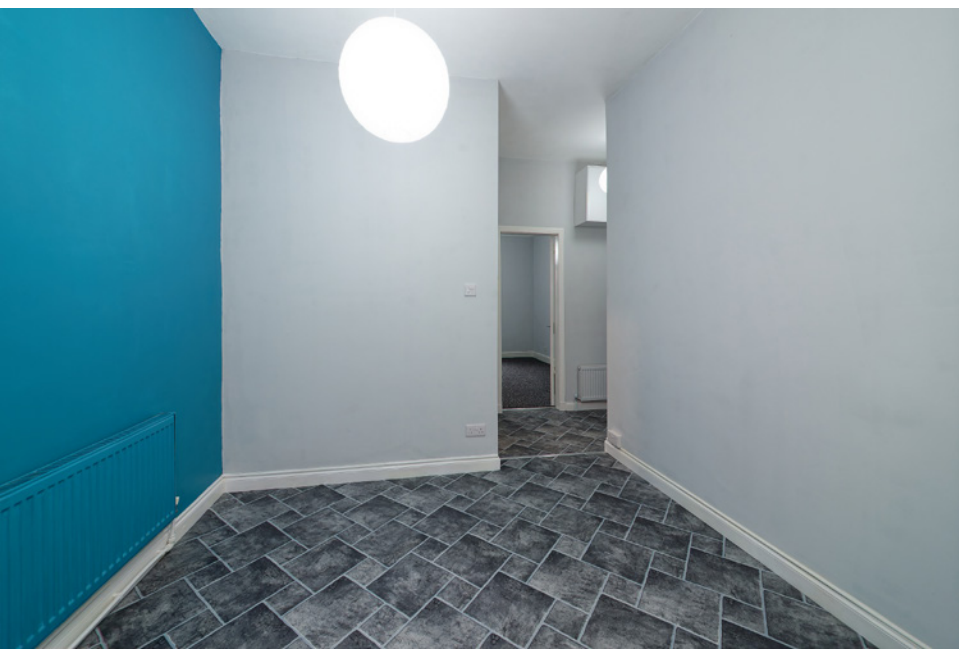
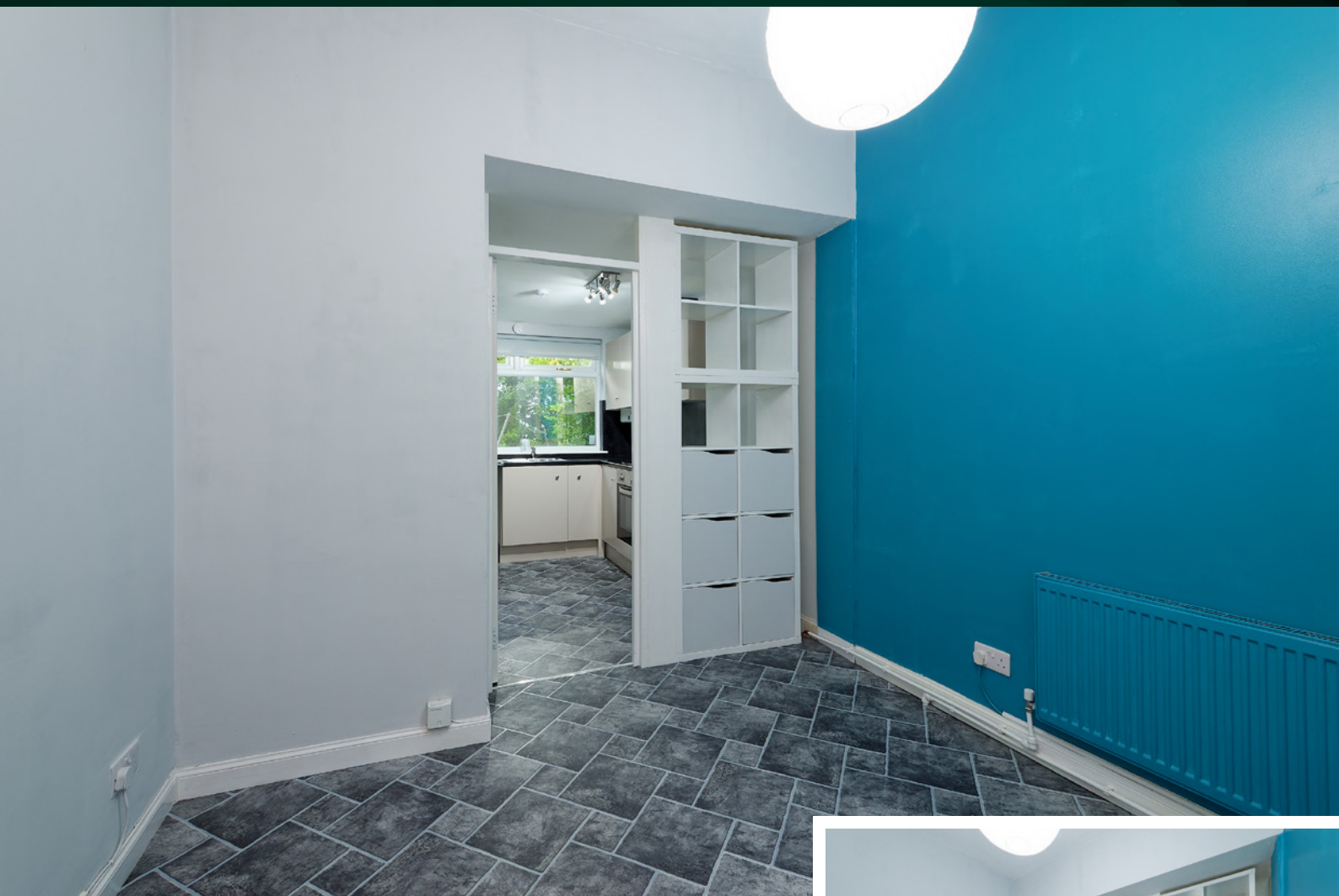
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*A bright and airy, one-bedroom ground-floor flat
with your own back door into the rear garden*



We are delighted to bring to the market this bright and spacious one-bedroom apartment located on the ground floor and would be a fantastic acquisition for either a first-time buyer, down-sizer, investor or those looking for a holiday apartment near the sea. The flat has been well designed to the naturally available light creates a modern ambience.

THE LOUNGE



A welcoming hallway allows access to all apartments. The lounge and kitchen are flooded with natural light, and the kitchen has a host of integrated appliances and plumbed space for free-standing appliances.

THE KITCHEN



The kitchen is an extension to the building with its own private door straight into the garden area. Off the kitchen is a walk-in larder that could be easily converted to a utility room if required.





The well-appointed bedroom is bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The flat is very adaptable and can be transformed to meet each individual purchaser's needs and requirements. The family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 1

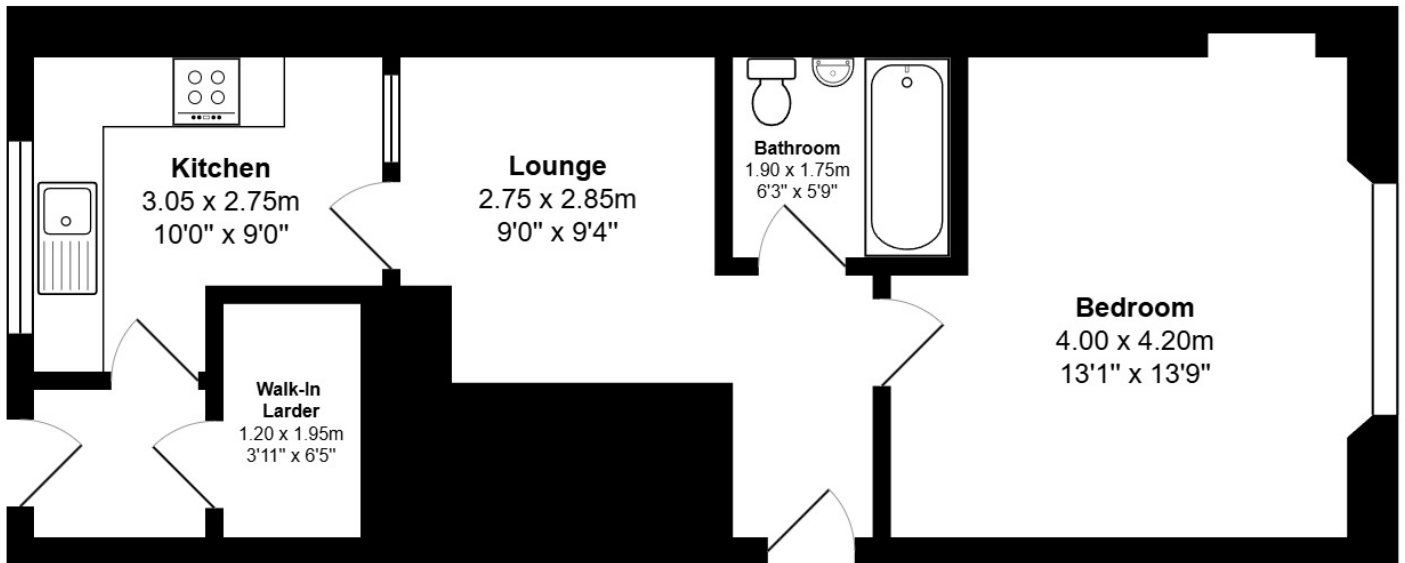


Externally, there is off-street parking to the front and a well-kept communal garden area to the rear.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 42m² | EPC Rating: D

Buyer's Premium Value: £1800.00



THE LOCATION

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. Largs is also an ideal commute to Glasgow and, by air, nationwide.



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