





MQ Estate Agents are delighted to present to the market this seldom available, upper cottage flat, located in a quiet location in Largs. The property comprises of a lounge, kitchen, two double bedrooms, bathroom, large garden and communal garden space. The property further benefits from gas central heating and double glazing. This would be an ideal opportunity for a variety of purchasers including the discerning buy to let investor.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

LOUNGE

15' 7" x 14' 0" (4.758m x 4.282m) The spacious lounge overlooks the front of the property and has dual aspect windows which flood the room with natural light. There are fantastic views over the local hills. Flooring is laid to a grey carpet and the fireplace surround makes an ideal focal point.

BEDROOM ONE

14' 3" x 12' 8" (4.345m x 3.878m) The master bedroom overlooks the front of the property and enjoys views out over the hills. Flooring is laid to carpet and walls decorated in a contemporary grey with feature wall.

BEDROOM TWO

10' 10" x 10' 0" (3.309m x 3.054m) The second double bedroom has a lovely view over the rear garden. Flooring is laid to carpet.

KITCHEN

11' 6" x 7' 7" (3.525m x 2.327m) The kitchen comprises of a variety of floor and wall mounted units in a wood effect finish. There is an integrated gas hob, oven and overhead extractor fan. There is space for a freestanding fridge freezer and washing machine. There is



also a handy pantry cupboard.

BATHROOM

7' 8" x 4' 3" (2.343m x 1.306m) The bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

GARDENS

The property benefits from a large, rear garden which is mainly laid to lawn. Perfect for enjoying all year round.

LOCATION

Moorburn Road is located in the picturesque coastal village of Largs in Ayrshire. The waterfront is a short drive away of the property where you can see over to the Isle of Great Cumbrae, Little Cumbrae and Arran. Largs itself offers a wide variety of local amenities including many cafes, restaurants, boutiques, supermarkets and leisure facilities. There is easy access to Glasgow via the A78 road. The local railway station, only a short walk away, enables a direct journey time of less than an hour to Glasgow, whilst both Glasgow and Glasgow Prestwick airports are each less than an hour's drive away.

Kelburn Castle, home of the current Earl of Glasgow, is situated at the south of Largs. The castle itself dates back to the 13th century and within the grounds is one of the largest equestrian centres in the west of Scotland, offering riding lessons and various livery packages. For the sailing enthusiasts, Largs Marina is situated on the outskirts of the village, whilst Largs itself boasts two popular golf courses, Scotland's National Sports Centre and a wide range of shops, cafés, restaurants and bars. The Caledonian MacBrayne ferry terminal at Largs provides numerous daily sailings to the Isle of Cumbrae.

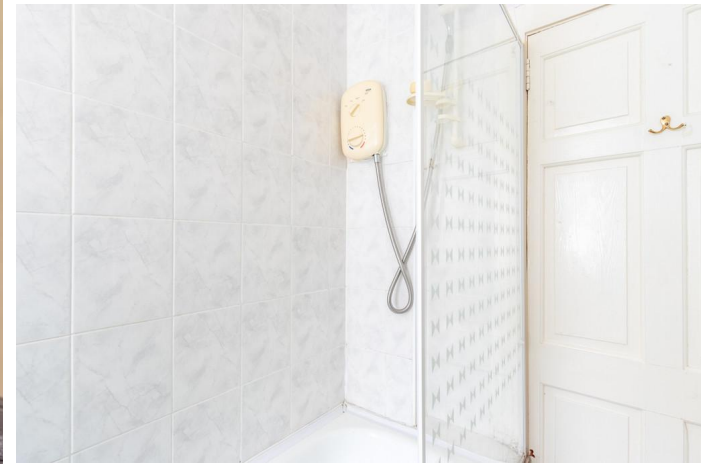


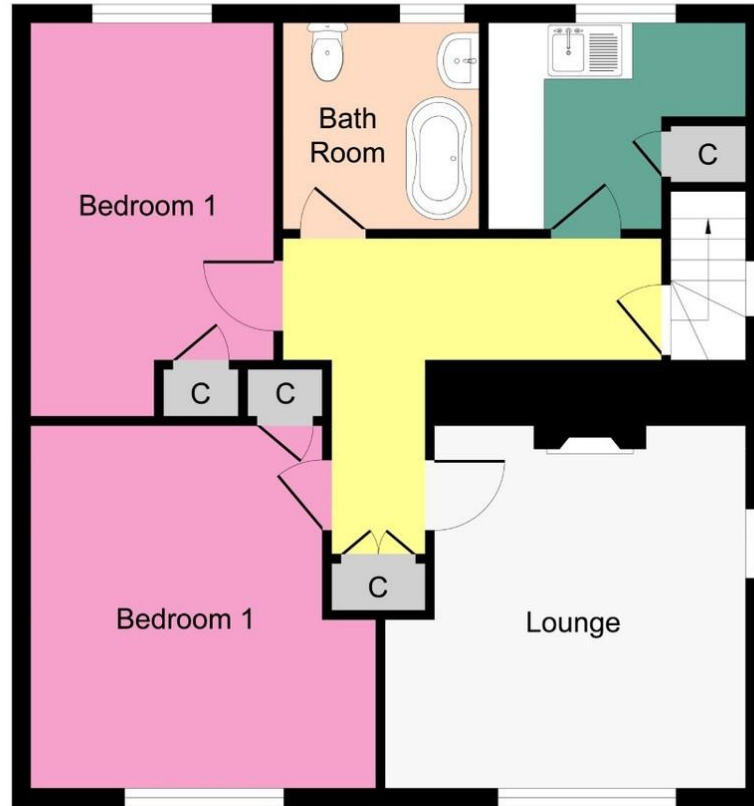
VIEWINGS

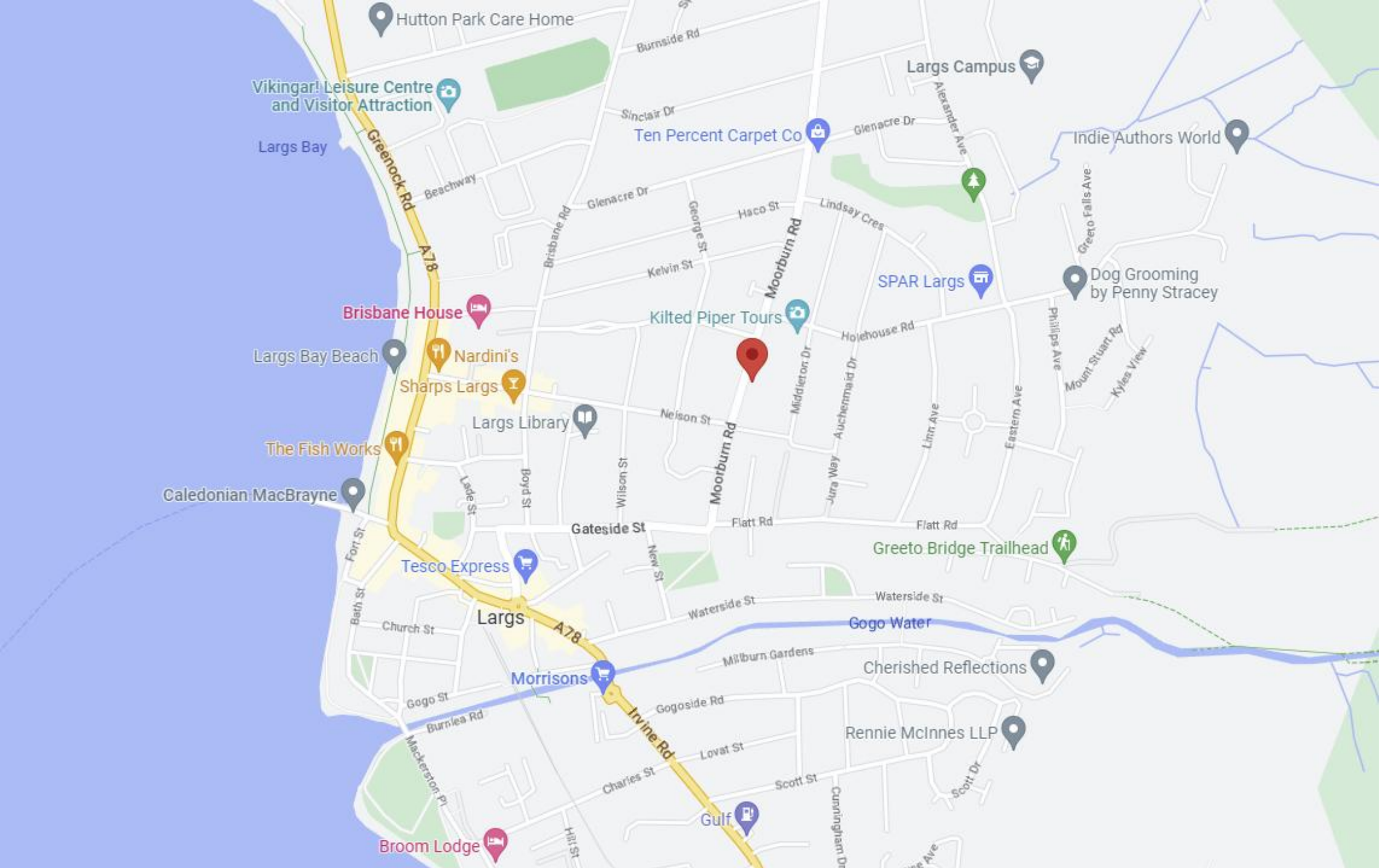
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this spacious upper cottage flat has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.









Call free on 0800 074 8585

www.mqestateagents.co.uk

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