

**Taylor**  
HENDERSON

**First Floor Flat**

1D Silverdale Gardens, Largs, KA30 9LT



[www.taylorandhenderson.co.uk](http://www.taylorandhenderson.co.uk)



Viewing: Please contact Taylor and Henderson on **01475 670014**

## First Floor Flat

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This bright, spacious First Floor Apartment forms part of a popular residential development located in a quiet area close to town centre amenities.

The accommodation comprises reception hallway with built-in cupboard, bright and spacious lounge with quality masonry fireplace with matching plinth and hearth and a contemporary inset electric fire, fitted dining kitchen, double bedroom with built-in wardrobes and tiled shower room.

The subjects benefit from double glazing, gas central heating with combi boiler and well maintained communal gardens.

Largs is a popular seaside town offering regular daily sailings to the popular Isle of Cumbrae. It provides a host of local amenities to include high performing schools, super market, local shops, and restaurants. The train station provides rail links towards Glasgow. Prestwick and Glasgow Airports are also located within 30 miles of the town. Largs is well served with Leisure amenities to include Vikingar, Inverclyde Sports Centre and Largs Yacht Haven Marina (a world class marina), challenging golf courses, tennis and bowling clubs.

A degree of modernisation / upgrading is required which is reflected in the realistic asking price.

Excellent development opportunity and early viewing is advised!

### Measurements

Entrance Hallway

Lounge

Kitchen

Bedroom 1

Shower Room

13'11 x 13'1

14'8 x 10

13'1 x 12'7

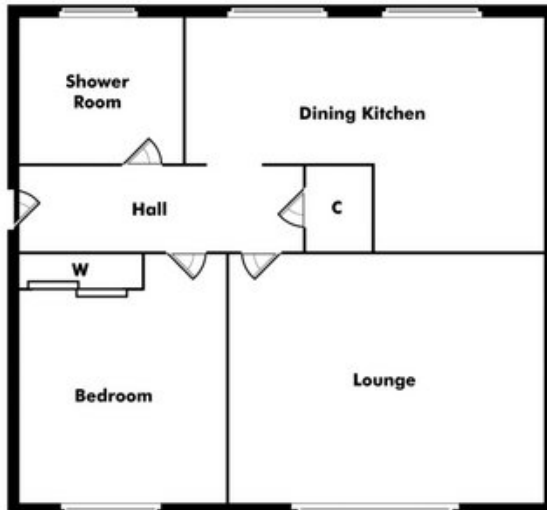
6'10 x 5'11

### Features

- **Popular Residential Area**
- **Gas Central Heating (Combi Boiler)**
- **Double Glazing**
- **Well Maintained Communal Gardens**
- **Short Distance From All Amenities**

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Floor plans are indicative only - not to scale.

### Travel Directions

From our office in Tron Place turn left into Aitken Street, at the end of this road take a right turn into Gateside Street, carry on up here taking the second right into New Street. At the end of New Street turn left into Waterside Street, the turning for Silverdale Gardens is on the left hand side.

### EER Band

C74

### Viewing

Through solicitors on 01475 670014 and fax 01475 670056.

### Evenings:

GSPC Call Centre 5pm-9pm, Saturdays 12.30pm-4pm and Sundays 10am-4pm on 0141 572 4383.

### E-mail

[jkean@taylorandhenderson.co.uk](mailto:jkean@taylorandhenderson.co.uk)

### GSPC Reference

237825

Find all our properties online at:



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