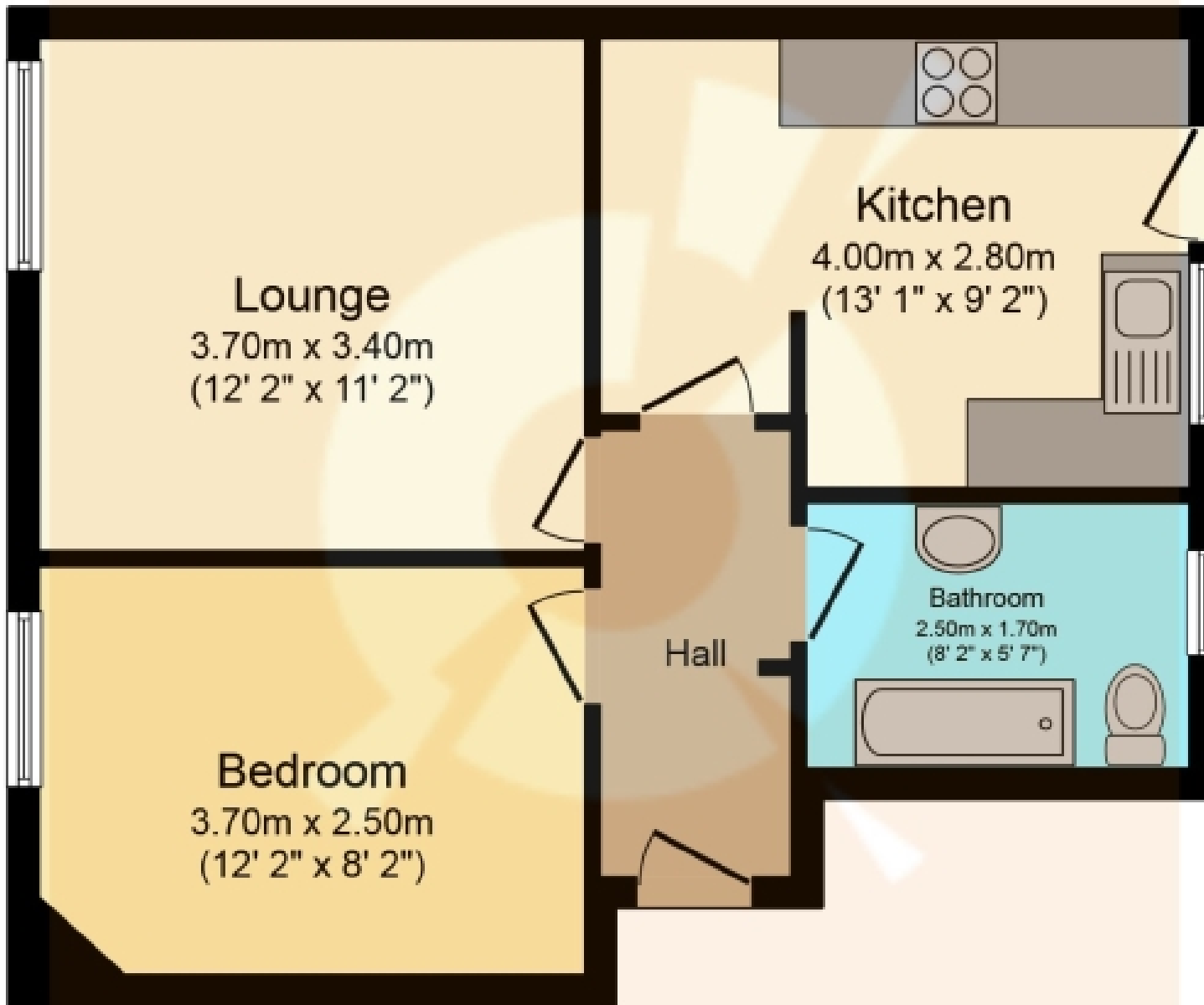




**85a Nelson Street, Largs**

**Offers Over £39,995**





Total floor area 44.8 sq.m. (482 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\* FABULOUSLY AFFORDABLE WITH NO ONWARD CHAIN \*\* PRIVATE & SHARED GARDEN SECTIONS \*\* FANTASTIC FIRST-TIME PURCHASE OR DOWNSIZING OPPORTUNITY \*\* SHORT WALK TO SEA FRONT, LOCAL AMENITIES, TRAIN STATION AND FERRY TERMINAL (10-MIN FERRY TO MILLPORT) \*\*.** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Situated on the ground floor of No. 85 Nelson Street, is a spacious and fabulously affordable apartment in the ever-popular seaside town of Largs. This fantastic property is just a 10-minute walk from Largs Train Station and the seafront along with a host of local amenities close by. With no onward chain this property presents an excellent opportunity for first-time buyers, those downsizing, or buy-to-let investors seeking a swift and seamless turnaround sale.

You are welcomed through a well-maintained communal close to Flat A. The lounge boasts impressive dimensions, striking ceiling heights, and is further complimented by intricate corning. The room is filled with an abundance of natural sunlight, coming from the large window formation.

The dining kitchen holds an array of oak effect wall and base mounted units paired with dark worktops. Integrated appliances include a 4-ring gas hob with electric oven/grill, alongside ample space for freestanding appliances where desired. The kitchen can accommodate a small dining table, providing the perfect place to enjoy an evening meal.

Within the property is a generously proportioned double bedroom with a contemporary wall coverings and wood-effect flooring. Completing the home internally is a three-piece bathroom comprising of a shower-over-bath, W.C. and wash hand basin.

The rear of the building holds a well-maintained patio area with decorative planting which is accessed via the kitchen door. This is perfect for purchasers with small pets and those who love to dine alfresco. The apartment also comes with 2 cellars which can be found within the communal close and are ideal for storage.

Living in the seaside town of Largs offers a unique coastal lifestyle with a host of benefits. Nestled on the stunning Firth of Clyde, Largs provides residents with breathtaking sea views, picturesque sunsets, and a relaxed, laid-back atmosphere. The town is well-known for its beautiful sandy beaches, making it an ideal location for water sports and leisurely strolls. Largs boasts a vibrant community, with a range of local shops, restaurants, and cafes, making it easy to enjoy a delicious meal or coffee with friends while taking in the serene surroundings. With excellent transport links, including a regular ferry service to the nearby islands, Largs offers both a peaceful escape and easy access to the amenities of larger cities like Glasgow. Whether you're a water enthusiast, nature lover, or simply seeking a tranquil coastal retreat, living in Largs provides a fulfilling and idyllic lifestyle by the sea.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)