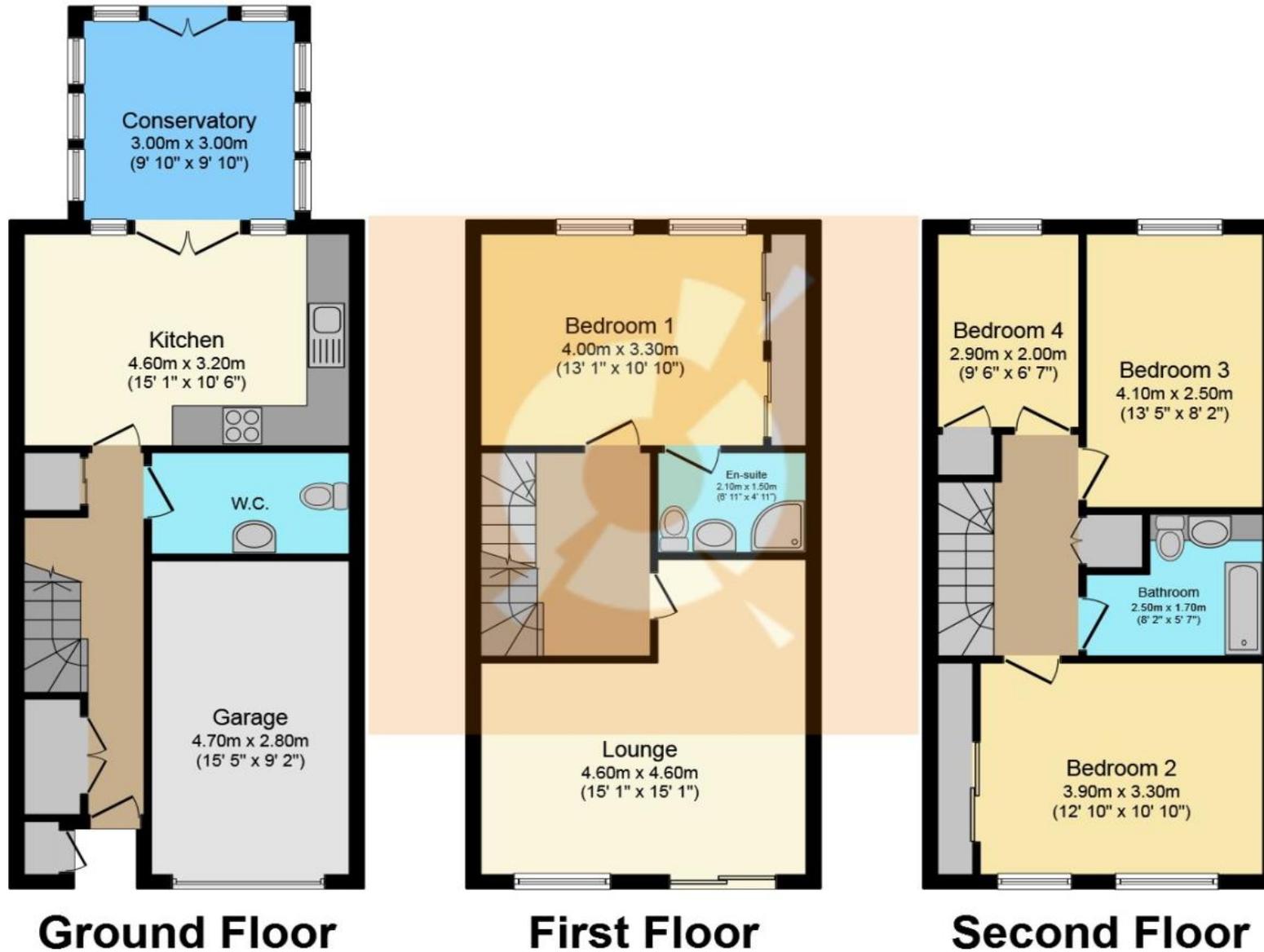




85 Curlinghall, Largs

Offers Over £249,500





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

THE PROPERTY

Welcome to No. 85 Curlinghall and this marvellous high specification townhouse set within an exclusive Largs development. This spacious stunning property boasts many features allowing modern-day open plan living, immaculate fresh neutral décor throughout, gas central heating and modern UPVC double glazed windows.

The new high specification dining kitchen is simply stunning and has been professionally fitted to include a contemporary range of base and wall units with a striking worksurface, creating a fashionable and efficient workspace. The kitchen is wonderfully complimented with an ultra-modern kitchen island and a host of integrated appliances to include an induction hob, electric oven, microwave, 2 fridges, dishwasher and washing machine which will all be included within the sale of this property, making it a fantastic purchase.

Feature spotlighting enhances this entire space and tasteful quality flooring leads seamlessly through to the fabulous, heated conservatory with an insulated roof which offers the perfect space to relax and unwind. The open-plan layout provides the perfect place for entertaining guests and elegant patio doors lead out to a secluded sociable patio area, ideal for dining alfresco.

The lower level further benefits from a downstairs W.C. which is so elegant in its simplicity.

Access to the upper level of this wonderful accommodation is via a carpeted staircase with timber handrail, offering access in the first instance to the superbly spacious family lounge.

The sumptuous lounge is wonderfully sunny with lots of natural sunlight and a stylish Juliette Balcony. The lounge has been stylishly decorated with contemporary wall coverings and fitted carpets which help to create a cosy feel.

The master bedroom can also be found on this floor and is complimented by built-in mirrored wardrobes providing excellent storage solutions.

This bedroom contains an ultra-modern en-suite shower room comprising a walk-in shower cubicle with electric shower, w.c. and wash-hand-basin which has been contained within a stylish vanity unit.

On the second floor, you will find three bedrooms which have all been tastefully decorated throughout. Storage on this level is excellent with two built-in cupboards and bedroom 2 benefitting from built-in mirrored wardrobes.

To complete this fantastic family home internally is the pristine bathroom is fully tiled and contains a three-piece suite to include a shower-over-bath with mains shower and glass screen, w.c. and wash-hand-basin. Contemporary fixtures and fittings can be found throughout to include a chrome heated towel rail and waterfall tap.

Externally, to the front of the property there is a monobloc driveway and substantial integral garage, offering ample parking for various vehicles.

This property further benefits from double-glazing and a fully serviced Worcester gas-central heating boiler, providing all rooms with a lovely warmth.

Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a great range of amenities and recreational facilities. Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

The area has excellent transport links including Largs railway station, bus routes and easy access to the major road networks. The Ferry Terminal in Largs will have you at the popular Isle of Cumbrae in 10 minutes and there are additional ferry links from Ardrossan and Wemyss Bay to the adjacent islands. Largs hosts several fabulous restaurants and hotels, with the yacht marina and seafront being an attraction for many.

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.

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