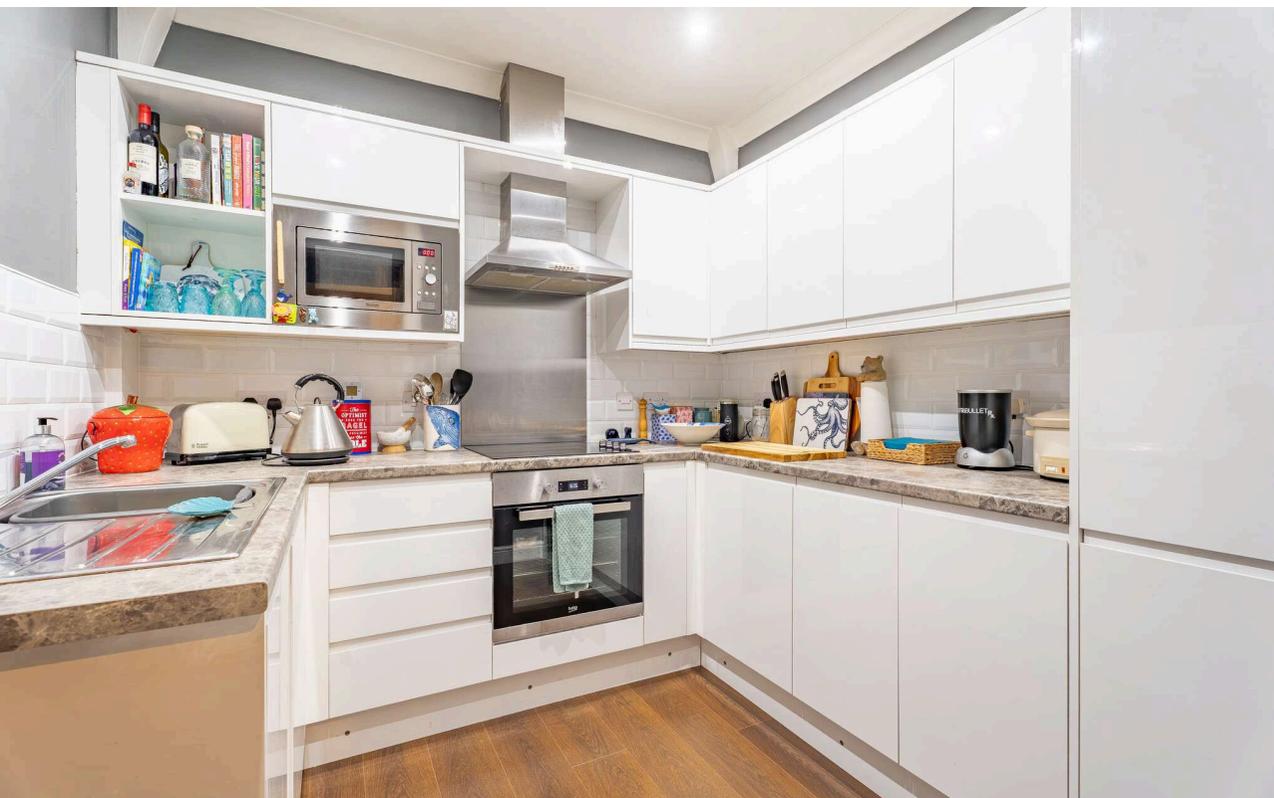




2R, 13 STANLANE PLACE, LARGS, KA30 8DA

 2 BED  1 BATH  1 PUBLIC



2/R, 13 Stanlane Place is an immaculate, bright and spacious traditional top floor apartment in this purpose built red sandstone block, ideally placed within yards of the town centre and the seafront. The property is presented in excellent condition with accommodation to include lounge, two double bedrooms, four piece bathroom and kitchen. Largs is a highly regarded coastal town on the Firth of Clyde offering an excellent range of local amenities including shops, cafés, restaurants and leisure facilities. The town is particularly popular for its scenic seafront promenade, ferry access to the Isle of Cumbrae, and its internationally recognised marina, making it a desirable location for both permanent living, retirement and holiday homes.

In more detail, the property is entered via a secure entry phone system giving stairway access to the apartment. On entering, a reception hall with large walk in store gives access to a front facing lounge with a full height bay window and a traditional style fireplace at its focal point. The kitchen is fitted with a modern range of wall and base units with integrated appliances to include oven, microwave, ceramic hob, extractor, fridge freezer and washing machine. There are two double bedrooms, one front and one rear facing. A four-piece bathroom comprising WC, wash hand basin, bath and separate shower cubicle complete the accommodation on offer.

In addition to the above the property benefits from double glazing and gas central heating, together with a communal drying green to the rear of the development.



KEY FEATURES

Immaculate, bright and spacious traditional apartment

2 double bedrooms

Spacious bathroom

Ideally placed within yards of the town centre and the seafront.

Modern kitchen

Communal drying area to the rear

ENERGY RATING: D

COUNCIL TAX: B

GET IN TOUCH

 75 Main Street, Largs, KA30 8AL

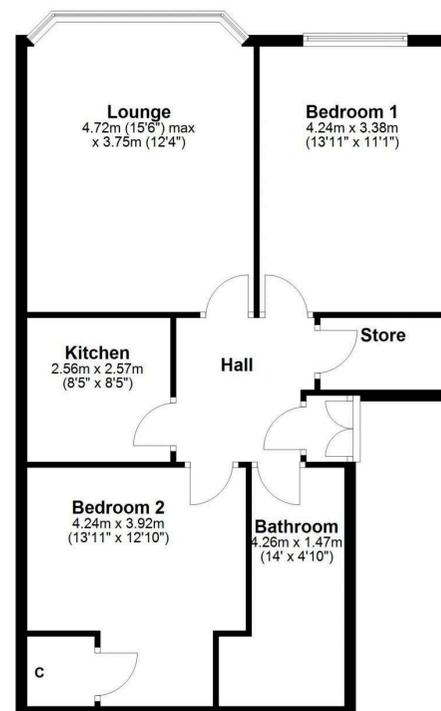
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Second Floor



Total area: approx. 78.6 sq. metres (845.8 sq. feet)

2/R 13 Stanlane Place, Largs

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.