



46 KELVIN WALK, LARGS, KA30 8SJ

 3 BED  2 BATH  1 PUBLIC



46 Kelvin Walk is a beautifully presented ground floor apartment set within the modern addition of this highly regarded development of homes surrounding the historic Netherhall Mansion House in Largs. Netherhall Mansion House dates from the 19th century and is an important local landmark, with the surrounding grounds later sympathetically developed to create a distinctive residential setting that retains much of the character of the original estate. The property itself is presented in immaculate internal order and offers spacious accommodation comprising a lounge with dining area, three double bedrooms all with built in wardrobe storage and the master bedroom with an en suite shower room. There is a further shower room and a fully fitted modern kitchen with high quality fittings and integrated appliances.

In more detail, the property is entered via a security entry phone system to a well maintained communal entrance hall. On entering the apartment, a reception hallway with two storage cupboards gives access to the lounge/dining room which features a large dining recess and attractive fitted furniture. The dining kitchen is fitted with high quality integrated Bosch and AEG appliances to include a double oven, fridge freezer, glass induction hob, extractor, washer/drier and dishwasher, together with seamless Minerva work surfaces. There are three bedrooms, with the master bedroom benefiting from a three piece en suite shower room. One of the bedrooms could easily be utilised as a home office/study as required. The main shower room is fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle. Both the main and ensuite shower cubicles are double sized with rainfall heads.

In addition to the above, the property benefits from double glazing, gas central heating with upgraded period style radiators and high quality hardwood herringbone flooring throughout the apartment. There is a garage with built in shelving in a purpose block and additional parking within the neatly maintained gardens that surround the development.



KEY FEATURES



Ground Floor



Fully fitted modern kitchen



Garage



3 Bedrooms



En-suite



Neatly maintained communal gardens



ENERGY RATING: C

COUNCIL TAX: E

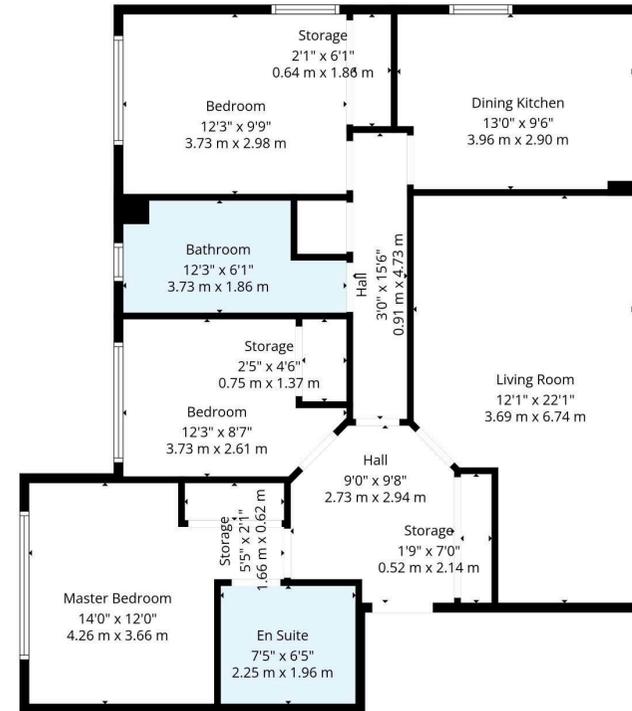
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Total: 978 sq. Ft, 91 m²
1st Floor: 978 sq. Ft, 91 m²
Excluded Areas: Storage: 47 sq. Ft, 4 M², Walls: 72 sq. Ft, 6 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.