



1/R, 2 Sandringham, 1 Gogo Street, Largs, North Ayrshire, KA30 8BT

Immaculately Presented, Two Bedroom, First Floor Flat

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Property Description

Immaculately presented, two-bedroom, first-floor flat, forming part of an impressive period stone-built terrace. With an idyllic waterfront position and outstanding views, located in the popular seaside town of Largs, North Ayrshire.

Comprises an entrance hall, living/dining and kitchen, two double bedrooms, utility cupboard, en-suite shower room, and a shower room.

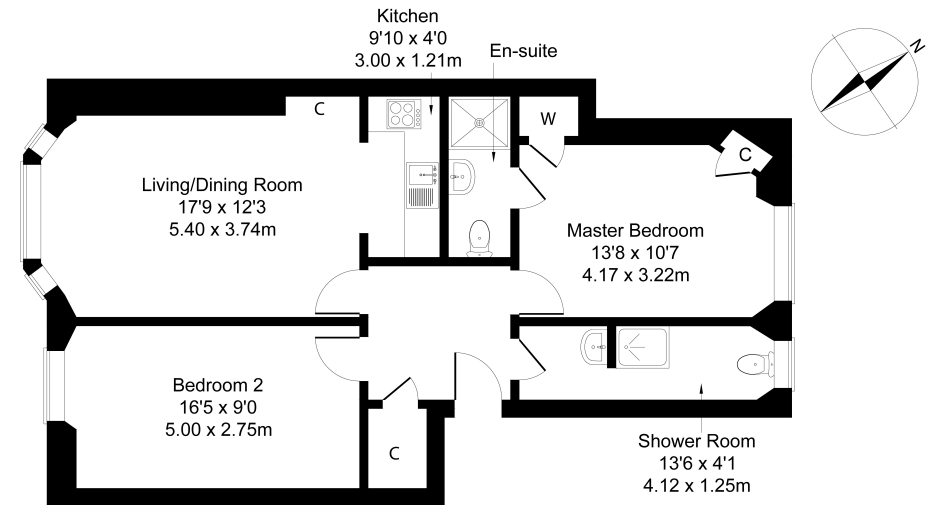
Recently renovated throughout, featuring a retention of period features combined with quality contemporary fittings and tasteful decor. Highlights include a front-facing bay window, period cornice-work with LED feature lighting, modern flooring and doors, and tall ceilings.

Renovations also include a new quality integrated kitchen and stylish bathrooms, gas heating, and slimline radiators. Further features include a well-maintained and decorative communal stair with secured entry, a shared drying yard to the rear, and unrestricted parking to the front.

A welcoming reception hall has ample space for both freestanding furniture and outerwear, and affords access throughout including to a deep storage cupboard which also houses a washing machine. Front facing is the impressive public room, featuring the bay window with views to the waterfront promenade and out the Firth of Clyde and the islands beyond, gloss modern flooring continuing from the hall, period cornice work and ceiling rose, an open shelved press and tall slimline radiators. Recessed to the rear of the room, is a quality integrated kitchen including a fridge/freezer, dishwasher, wine cooler, oven, microwave and an induction hob.

To the rear, the master bedroom features a built-in wardrobe, a press cupboard also housing the central heating system, carpeted flooring and period cornice work; whilst set internally is a fully-tiled en-suite shower room with a walk-in cubicle and concealed cistern. Bedroom two is front-facing and offers a second double bedroom with carpeted flooring and period cornice work. Completing the accommodation, the generous rear-facing shower room is fitted with a stylish suite, a walk-in shower with rainfall shower-head, and tiled flooring and splash walls.

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Approximate Gross Internal Area: (742 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Situated on the Firth of Clyde, Largs is a popular seaside town in North Ayrshire, approximately 33 miles west of Glasgow. With many cafes, restaurants, a beach, a seafront promenade and pier, the town offers all the expected amenities locally, as well as easy transport links further afield. With regular ferry services to the Isle of Cumbrae, Largs Train Station is centrally located and provides direct connections to Ayr and Glasgow, as do local

bus services. The town offers the popular Vikingar attraction, which has a swimming pool, cinema, soft play, and exhibits the rich history of the area which stretches back to the Vikings. With the extensive Clyde Muirshiel Regional Park just to the east, Kelburn Castle and Country Centre are also nearby, with the Graffiti Project making it Scotland's most colourful castle, with the grounds offering plenty of outdoor leisure activities for the





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