



Detached House

36 Gogoside Road, LARGS, KA30 9LX
Offers Over £315,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



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Situation

The sale of 36 Gogoside Road, Largs, presents an excellent opportunity to acquire a unique family home situated in a prime location on the ever-popular South side of Largs. This detached villa offers spacious and adaptable accommodation over two floors.

It comprises an entrance hall with storage options, a lounge, a dining/bar room, three bedrooms, a shower room, and a large kitchen with a rear vestibule leading to a well-kept garden featuring a patio seating area.

On the upper floor, there is a large modern bathroom, along with two additional bedrooms and a boxroom / Office space that also provides excellent storage space. The property also benefits from gas central heating, double glazing, and a garage. Viewing is highly recommended.

Room Dimensions

Entrance Hall

3.28 m x 6.71 m / 10'9" x 22'0"

Lounge

3.43 m x 4.27 m / 11'3" x 14'0"

Downstairs Shower Room

1.91 m x 2.69 m / 6'3" x 8'10"

Kitchen

2.69 m x 5.61 m / 8'10" x 18'5"

Dining / Bar Room

2.97 m x 4.27 m / 9'9" x 14'0"

Bedroom 1

4.37 m x 4.09 m / 14'4" x 13'5"

Bedroom 2

4.29 m x 3.76 m / 14'1" x 12'4"

Bedroom 3

3.35 m x 3.81 m / 11'0" x 12'6"

Bedroom 4

3.10 m x 3.18 m / 10'2" x 10'5"

Bedroom 5

3.18 m x 3.18 m / 10'5" x 10'5"

Upstairs Bathroom

2.97 m x 1.98 m / 9'9" x 6'6"

Boxroom / Office

5.13 m x 1.63 m / 16'10" x 5'4"

Rear Utility

1.55 m x 1.85 m / 5'1" x 6'1"

BURDENS

The property is in Band G of the Council Tax.



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PRICE

Offers Over £315,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were taken using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E466026

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 guaranteed. 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 services 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.

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