



Third Floor Flat

83 Hollywood, LARGS, KA30 8SR  
Offers Over £135,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

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



# MACTAGGART & Co

## SITUATION

Enjoying fabulous views of the Firth of Clyde, Cumbrae and Arran from the lounge, kitchen and sheltered balcony and presented in walk in condition, 83 Hollywood, Largs is a top floor apartment that makes an ideal home or investment opportunity. The development is positioned yards from the shoreline and is well placed for ease of access to the popular seafront promenade with the centre of Largs also being easy to reach and served by a regular bus service.

In more detail the accommodation on offer comprises a well maintained communal entrance hall entered via secure entry phone system giving stairway access to the apartment. Upon entering, an inner reception hallway gives access to a bright spacious lounge with a dining recess. There is a set of glazed sliding patio doors which open to a sheltered external balcony that has fabulous elevated water views. The kitchen is accessed from the lounge and is fitted with a range of modern wall and base units with integrated ceramic hob, oven, extractor, dishwasher and fridge freezer. The kitchen is plumbed for a washing machine. The apartment has two rear facing bedrooms. The main bedroom has built in wardrobe storage. There is a modern shower room with full tiling to the walls fitted with a three piece suite to include WC, wash hand basin and corner shower cubicle with electric shower.

In addition to the above the property has double glazing, upgraded Haverland electric programmable heating, Feature L.E.D lighting in the lounge and dining area and ample resident and visitor parking within the grounds of the development.

## ROOM DIMENSIONS

Lounge	5.51 m x 3.38 m / 18'1" x 11'1"
Kitchen	3.38 m x 2.79 m / 11'1" x 9'2"
Bedroom 1	3.30 m x 2.79 m / 10'10" x 9'2"
Bedroom 2	3.30 m x 2.16 m / 10'10" x 7'1"
Shower Room	2.03 m x 1.85 m / 6'8" x 6'1"

## BURDENS

The property is in Band D of the Council Tax.

## PRICE

Offers Over £135,000 should be lodged with Mactaggart & Company.

## VIEWING

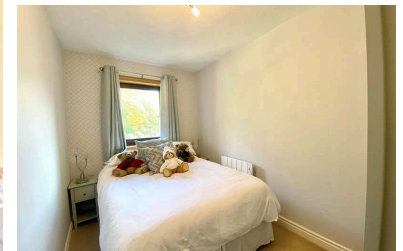
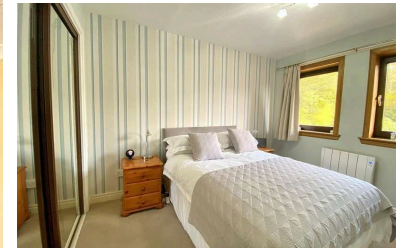
Tel: 01475 674628.

## EPC RATING

D

## 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 a using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:  
E469603

## 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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