



Detached House

61 Gogoside Road, LARGS, KA30 9LZ
Offers Over £325,000

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

Prominently positioned in this established, sought after area on the south side of Largs yet well placed for ease of access to Largs town centre with its wide range of amenities, shops, restaurants, train, bus terminals and the seafront promenade, 61 Gogoside Road is a charming traditional detached cottage which has been extensively upgraded and modernised to make a unique home that will hold appeal for a wide range of clients.

The property is presented in immaculate internal and external order with a flexible layout to include entrance porch, lounge/dining room, recently refitted high quality kitchen, three double bedrooms, master ensuite and family bathroom.

The property has enclosed lawned gardens to the rear and a driveway to the front leading to a detached garage. In more detail the accommodation on offer comprises a spacious entrance vestibule which opens to a lounge/dining room with solid hardwood flooring and real fire at its focal point. The lounge has a set of French doors which open to the rear gardens and doorway access to the recently refitted kitchen. The kitchen features a range of wall and base units with polished quartz work surfaces and integrated appliances to include gas hob, extractor, double oven, fridge, freezer, washing machine, dishwasher and wine cooler.

A door to the rear of the kitchen opens to a vestibule which leads to the rear gardens and also to the main double bedroom on the ground floor. This bedroom has solid oak flooring and features an ensuite shower room with three piece suite to include WC, wash hand basin and larger style shower cubicle with thermostatic shower. On the upper landing there are two spacious double bedrooms, one with built in wardrobe storage linked by a galleried landing. The landing also gives access to a bathroom with three piece suite to include WC, wash hand basin and bath with over bath mixer shower.

In addition to the above the property has double glazing, gas central heating and driveway parking leading to a well maintained detached garage. The cottage has enclosed, lawned gardens with a woodland backdrop running the length of the property.

ROOM DIMENSIONS

Lounge	7.14 m x 5.51 m / 23'5" x 18'1"
Kitchen	3.20 m x 5.51 m / 10'6" x 18'1"
Bedroom 1	3.10 m x 3.40 m / 10'2" x 11'2"
Bedroom 2	3.23 m x 4.70 m / 10'7" x 15'5"
Bedroom 3	3.23 m x 4.70 m / 10'7" x 15'5"
Bathroom	2.03 m x 2.13 m / 6'8" x 7'0"
Ensuite	1.27 m x 1.73 m / 4'2" x 5'8"
Rear Vestibule	1.27 m x 1.60 m / 4'2" x 5'3"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £325,000 should be lodged with Mactaggart & Company.

VIEWING

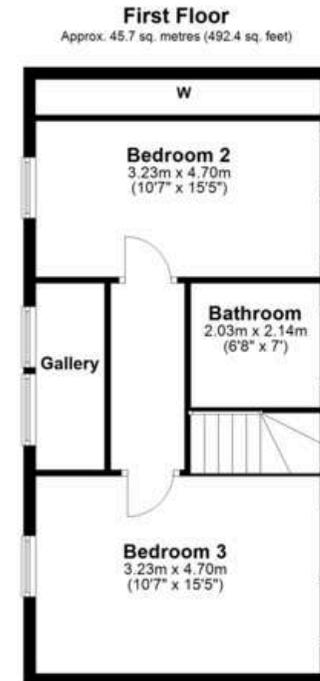
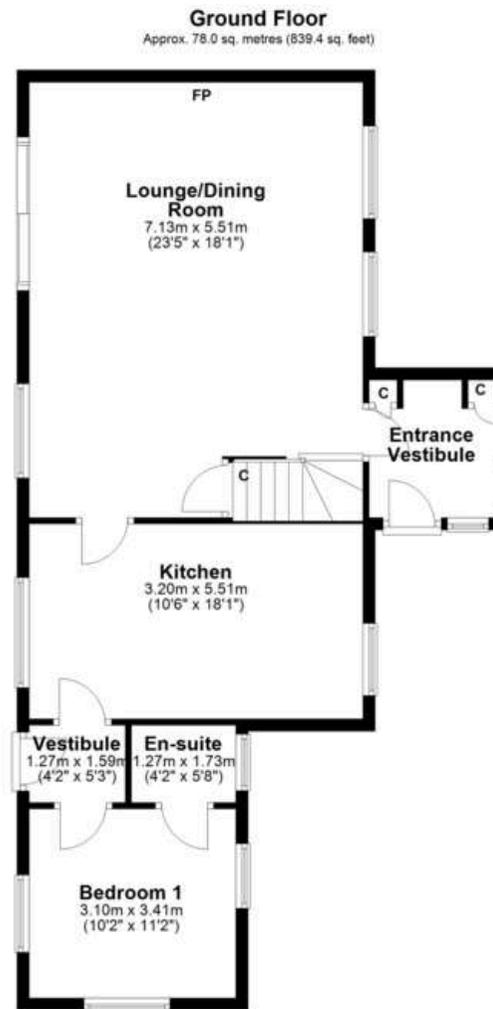
Tel: 01475 674628.

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.



Total area: approx. 123.7 sq. metres (1331.8 sq. feet)

ēspc

Ref:
E473550

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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