



Ground Floor Flat

1 Woodbank Gardens, Largs, KA30 8NU
Offers Over £99,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Located in this small development of apartments on the north side of Largs and well placed for ease of access to the seafront promenade with the town centre with its wide range of amenities, train and bus terminals also within easy reach, 1 Woodbank Gardens is a well presented ground floor flat that will hold broad appeal. The accommodation on offer comprises a communal entrance hallway entered via secure entry phone system which gives access to the apartment. Upon entering, a reception hall with a walk in store and additional storage cupboard gives access to a spacious front facing lounge/dining room which also has another storage cupboard and views to the west. The kitchen is accessed from the rear of the lounge and is fitted with a range of wall and base units with integrated oven and induction hob. The kitchen is plumbed for a washing machine. The spacious bedroom is front facing and has built in wardrobe storage. The shower room is fitted with a modern three piece suite to include WC, wash hand basin and shower cubicle with electric shower. In addition to the above the property has double glazing, electric heating, drying green to the rear and communal parking within the grounds of the development.

PRICE

Offers Over £99,000 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.



ROOM DIMENSIONS

Lounge 4.93 m x 3.48 m / 16'2" x 11'5"

Add description of room

Kitchen 2.67 m x 2.39 m / 8'9" x 7'10"

Add description of room

Master Bedroom 2.95 m x 2.92 m / 9'8" x 9'7"

Add description of room

Bathroom 2.34 m x 1.65 m / 7'8" x 5'5"

Add description of room

Store 2.24 m x 1.24 m / 7'4" x 4'1"

BURDENS

The property is in Band C of the Council Tax.

espc

Ref:
E479815

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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