



Ground Floor Flat

Flat 1, Largs, KA30 8HB
Offers Over £299,000

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

Positioned in one of the most sought after addresses in Largs and in a quiet cul de sac setting, flat 1, 4 Rockland Park is a stunning ground floor executive apartment in this recently constructed development of only six units. The property enjoys panoramic views of the Firth of Clyde, Cumbrae and Arran from the lounge, kitchen and broad, paved west facing external terrace.

The property itself is presented in immaculate internal and external order with accommodation to include spacious open plan lounge, dining area and kitchen, two double bedrooms with master ensuite and bathroom.

The apartment has double glazing, gas underfloor heating and an allocated parking space within the landscaped gardens of the development. In more detail the accommodation comprises a well maintained communal entrance hallway entered via secure entry phone system. Upon entering, a reception hallway with walk in store gives access to a stunning lounge, dining area and kitchen laid on an open plan basis.

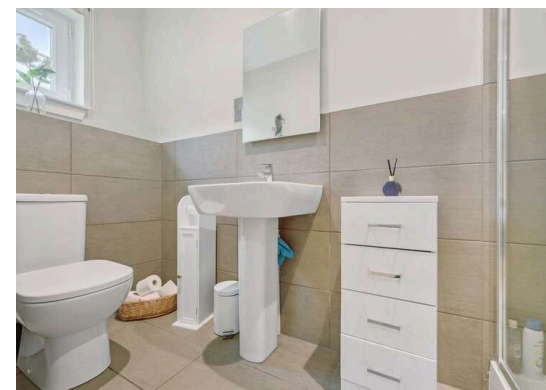
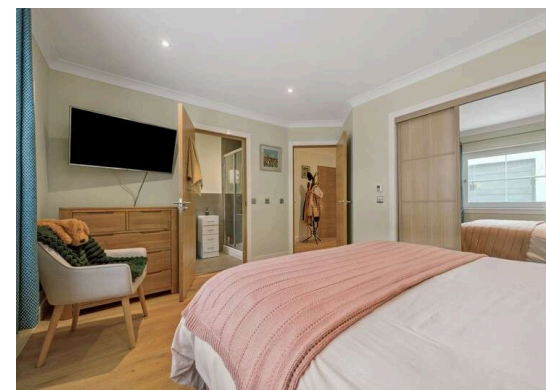
The kitchen is fitted with a range of wall and base units with integrated appliances to include induction hob, extractor, eye level oven, fridge, freezer, dish washer and washer dryer. The lounge area has a feature driftwood living flame gas fire and patio door access to a broad external terrace with glazed balustrade taking full advantage of the wonderful views on offer. The apartment has two double bedrooms both with built in wardrobe storage. The master bedroom has access to a three piece ensuite shower room. The main bathroom is fitted with a four piece suite to include WC, wash hand basin, bath and separate shower cubicle. In addition to the above the property has double glazing, underfloor gas central heating, hardwood internal doors and facings, allocated and guest parking.

ROOM DIMENSIONS

Living Room	4.47 m x 5.64 m / 14'8" x 18'6"
Kitchen	3.53 m x 4.24 m / 11'7" x 13'11"
Dining Area	2.92 m x 1.24 m / 9'7" x 4'1"
Bedroom 1	3.30 m x 4.42 m / 10'10" x 14'6"
Bedroom 2	2.49 m x 4.17 m / 8'2" x 13'8"
Bathroom	2.34 m x 3.86 m / 7'8" x 12'8"
Ensuite	3.02 m x 1.09 m / 9'11" x 3'7"

BURDENS

The property is in Band F of the Council Tax.



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PRICE

Offers Over £299,000 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.



GROSS INTERNAL AREA
TOTAL: 99 m²/1,067 sq ft
FLOOR 1: 99 m²/1,067 sq ft
EXCLUDED AREA: PATIO: 20 m²/215 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

espc

Ref:
E481551

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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