



Fourth Floor Flat

14 Holmwood, Largs, KA30 8RY
Offers Over £169,000

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

Located in this traditional development of apartments on the north side of Largs within yards of the seafront and boasting some of the most spectacular elevated views of the Firth of Clyde, Cumbrae and Arran from full height windows in the lounge and a sheltered external balcony, 14 Holmwood is a spacious fourth floor apartment presented in excellent order.

In detail the accommodation comprises a communal entrance hallway entered via secure entry phone system giving both stair and lift access to the apartment. Upon entering, a reception hallway with a walk in store and further storage cupboard opens to a stunning lounge/dining room with a set of floor to ceiling upvc double glazed windows boasting breath taking, panoramic views of the coastline, Firth of Clyde, Cumbrae and Arran in the west. A door from the lounge/dining room opens to a covered external balcony with views over Largs to the south and the Firth of Clyde to the west. The apartment has a recently refitted kitchen with views to the north. Integrated appliances include ceramic hob, oven, microwave, extractor, fridge, freezer and dishwasher as well as a washing machine.

The property has two double bedrooms both with built in wardrobe storage. Both bedrooms enjoy fine views over Largs and the coastline to the south. There is a modern fully tiled shower room fitted with a three piece suite to include WC, wash hand basin and larger style shower cubicle with electric shower.

In addition to the above the property has double glazing, upgraded electric heating, parking and a garage located in a purpose built block to the rear of the development.

ROOM DIMENSIONS

Living Room

5.74 m x 5.54 m / 18'10" x 18'2"

Kitchen

2.95 m x 2.82 m / 9'8" x 9'3"

Bedroom 1

3.86 m x 3.40 m / 12'8" x 11'2"

Bedroom 2

3.66 m x 3.40 m / 12'0" x 11'2"

Balcony

2.90 m x 1.60 m / 9'6" x 5'3"

Shower Room

2.16 m x 1.91 m / 7'1" x 6'3"

BURDENS

The property is in Band D of the Council Tax.



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PRICE

Offers Over £169,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

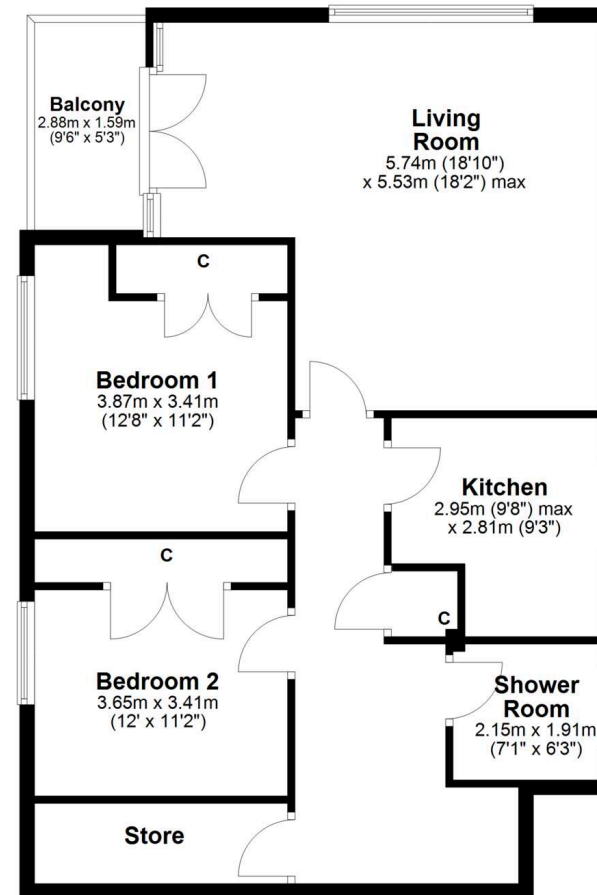
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NOTE:

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.

Fourth Floor

Approx. 81.7 sq. metres (879.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 sq. feet)

espc

Ref:
E488593

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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