



First Floor Flat

19 Springfield Gardens, Largs, KA30 8EH  
Offers Over £115,000

**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 one of the town's most recognised small developments of apartments with fabulous Firth of Clyde views from the lounge, kitchen and external balcony, 19 Springfield Gardens is a superb apartment with wide appeal.

The accommodation on offer comprises an entrance hallway with access to a bright spacious lounge/dining room with a panoramic views over Largs to the Firth of Clyde, Cumbrae and Arran in the west. The lounge has doorway access to a kitchen fitted with a range of wall and base units with integrated oven, gas hob and plumbing for a washing machine. The kitchen also has wonderful water views. The lounge has doorway access to an external balcony with water views. The reception hallway gives access to a spacious double bedroom with built in wardrobe storage. There is a modern fully tiled shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle.

In addition to the above, the property has double glazing, gas central heating, resident and visitor parking and a spacious integral garage located directly below the flat, which is equipped with power and light. There are neatly maintained communal gardens surrounding the development with chipped areas to the rear with rotary clothes dryers.

## ROOM DIMENSIONS

Lounge	3.35 m x 4.57 m / 11'0" x 15'0"
Kitchen	3.38 m x 2.39 m / 11'1" x 7'10"
Bedroom	3.28 m x 3.33 m / 10'9" x 10'11"
Shower Room	1.65 m x 1.91 m / 5'5" x 6'3"

## BURDENS

The property is in Band C of the Council Tax.

## PRICE

Offers Over £115,000 should be lodged with Mactaggart & Company.

## VIEWING

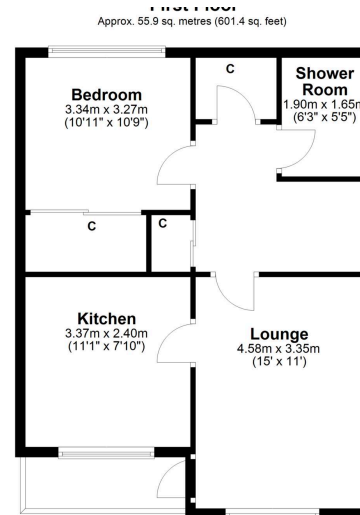
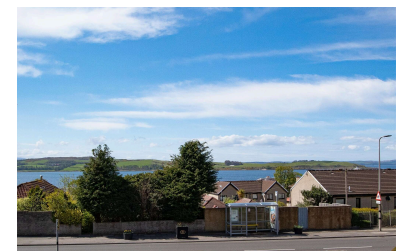
Tel: 01475 674628.

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



espc

Ref:  
E492525

## 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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