



First Floor Flat

79 Hollywood, Largs, KA30 8SR  
Offers Over £149,000

**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 the ever-popular Hollywood development adjacent to the seafront, with the town centre and promenade within easy reach, 79 Hollywood is a well-presented second floor apartment offering an ideal home or investment opportunity. A particular feature is the conveniently situated garage, located in a block immediately adjacent to the entrance of the apartment. The property is in good internal and external order, with accommodation comprising reception hallway, lounge/dining room, kitchen, two double bedrooms, and two bathrooms. The lounge gives access to a sheltered west-facing external balcony boasting excellent views over the Firth of Clyde.

In more detail, the accommodation includes a well-maintained communal entrance hallway entered via a secure entry phone system, giving stair access to the apartment. Internally, a welcoming reception hallway leads to a spacious lounge/dining room, where full-height sliding patio doors open to a covered, west-facing balcony offering panoramic, elevated views across the Firth of Clyde towards Cumbrae and Arran. The kitchen, accessed from the lounge, is fitted with a range of wall and base units and includes an integrated electric hob with overhead extractor, a double oven, and a freestanding washing machine. There is also a separate microwave. Additional appliances to be included are a dishwasher (unused), a fridge, and a freezer. The kitchen also enjoys impressive water views. There are two rear-facing double bedrooms, each with fitted wardrobe storage. The master bedroom benefits from a three-piece en-suite shower room with electric shower. A separate modern shower room is fitted with a WC, wash hand basin, and shower cubicle with electric shower.

The property further benefits from modern electric wall heaters installed within the past three years, offering economical and reliable heating. Additional features include double glazing and ample resident and visitor parking within the development grounds, along with the aforementioned conveniently located garage.

## ROOM DIMENSIONS

Hall	1.07 m x 3.20 m / 3'6" x 10'6"
Lounge	5.54 m x 4.37 m / 18'2" x 14'4"
Kitchen	2.82 m x 3.40 m / 9'3" x 11'2"
Bedroom 1	2.84 m x 2.77 m / 9'4" x 9'1"
Ensuite	1.24 m x 1.47 m / 4'1" x 4'10"
Bedroom 2	2.87 m x 2.13 m / 9'5" x 7'0"
Bathroom	1.78 m x 2.01 m / 5'10" x 6'7"

## BURDENS

The property is in Band D of the Council Tax.

## PRICE

Offers Over £149,000 should be lodged with Mactaggart & Company.

## VIEWING

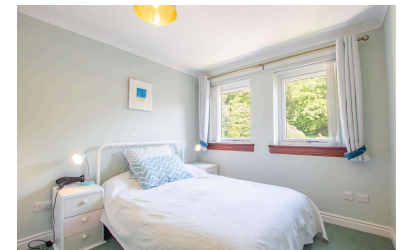
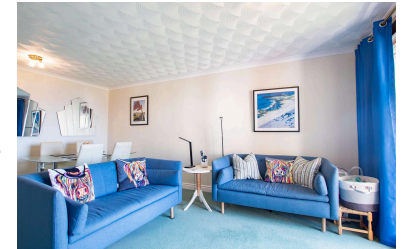
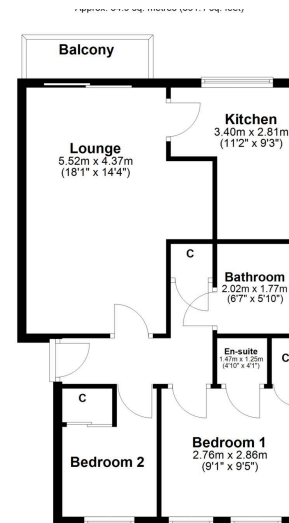
Tel: 01475 674628.

## EPC RATING

D

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



espc

Ref:  
E492644

## 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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