



Ground Floor Flat

20 Park View, Largs, KA30 9HN
Offers Over £105,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Quietly located in this courtyard of apartments well placed for ease of access to the centre of Largs, local supermarket and the seafront promenade, 20 Park View is a well presented ground floor flat with its own private entrance that will hold appeal for young and old alike. In detail the accommodation comprises an entrance vestibule opening to a bright, spacious lounge/dining room with a walk in box bay window with views over the front gardens. A door at the rear of the lounge gives access to a kitchen fitted with a range of wall and base units with integrated appliances to include electric oven and hob. The freestanding washing machine and fridge/freezer may be included in the sale. A door to the rear of the kitchen opens to a timber deck in the rear gardens. The property has two double bedrooms both with built in wardrobe storage. The bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with over bath mixer shower. In addition to the above the property has double glazing, gas central heating and gardens to the front and rear. The front gardens have an area of artificial turf. The rear gardens are enclosed with paved pathways chipped areas, a timber entertaining deck, two sheds and a greenhouse which are included in the sale. There is communal resident and visitor parking within the grounds of the development

ROOM DIMENSIONS

Lounge	6.35 m x 3.38 m / 20'10" x 11'1"
Kitchen	2.82 m x 2.49 m / 9'3" x 8'2"
Bedroom 1	4.78 m x 2.77 m / 15'8" x 9'1"
Bedroom 2	2.92 m x 2.77 m / 9'7" x 9'1"
Bathroom	1.96 m x 1.88 m / 6'5" x 6'2"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £105,000 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:
E493017

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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