

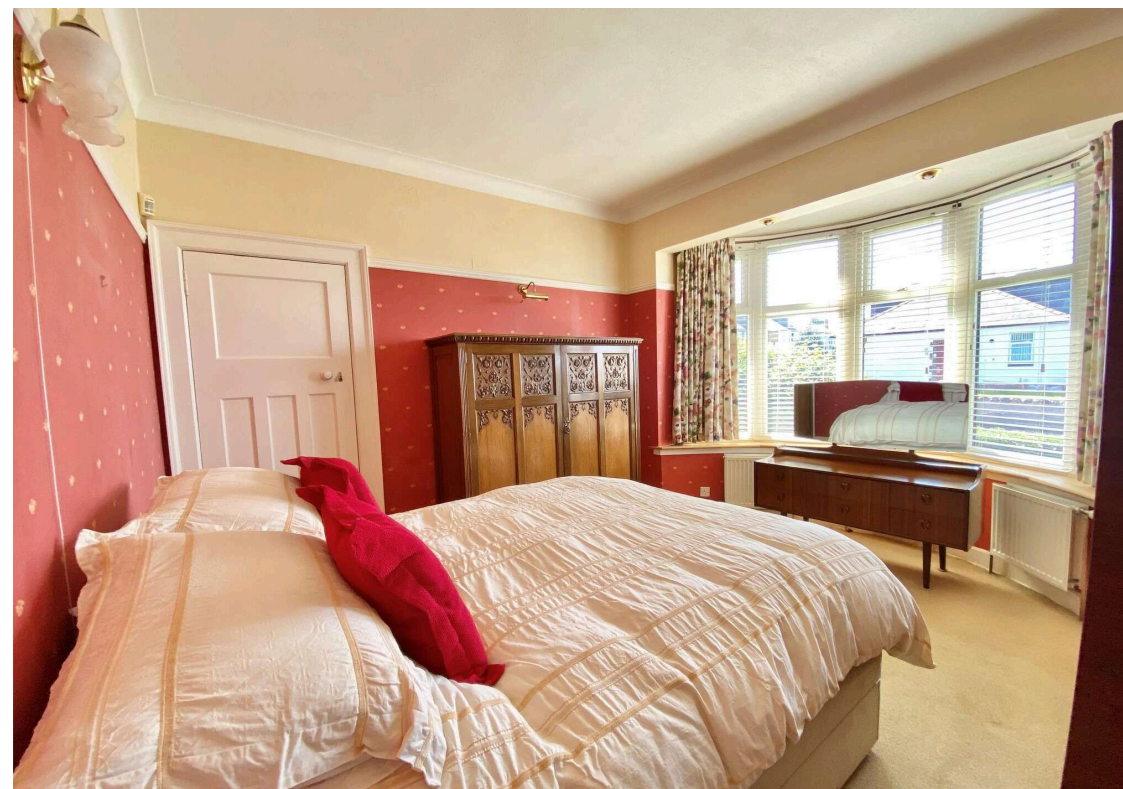


Detached House

3 Holehouse Road, Largs, KA30 9JG
Offers Over £215,000

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 on this popular road well placed for ease of access to Largs Educational Campus, Inverclyde Sports Centre and with the centre of town with its wide range of amenities, train and bus terminals also within easy reach, 3 Holehouse Road is a fine example of a traditional detached bungalow that is presented to the market in excellent internal and external order.

In detail the accommodation on offer comprises an entrance vestibule which opens to a broad reception hallway. The hall gives access to a front facing lounge with bow bay window, solid hardwood flooring and period style living flame gas fire. To the rear of the reception hall is a formal dining room with living flame gas fire and parquet flooring. The dining room opens to a kitchen fitted with a range of wall and base units finished in oak with integrated appliances to include gas hob, extractor and double oven. The freestanding washing machine and fridge/freezer may be included in the sale. The door to the rear of the kitchen leads to a conservatory overlooking the rear gardens. The property has two bedrooms on the ground floor. The main bedroom to the front has a bow bay window. The main shower room is located on the ground floor and is fitted with a modern three piece suite to include WC, wash hand basin and larger style walk in shower cubicle. A ladder from a cupboard in the hall gives access to a floored and lined loft which is split into two apartments. There is the possibility for further development into the roof space with the relative planning permissions and consents.

In addition to the above, the property has double glazing, gas central heating and driveway parking to the side leading to a single detached garage. The property has front and rear gardens with the rear gardens having a stock of mature apple trees and grassed area.

ROOM DIMENSIONS

Lounge

5.08 m x 3.68 m / 16'8" x 12'1"

Living/Dining Room

4.29 m x 3.68 m / 14'1" x 12'1"

Kitchen

3.12 m x 2.51 m / 10'3" x 8'3"

Bedroom 1

4.45 m x 3.61 m / 14'7" x 11'10"

Bedroom 2

3.20 m x 2.46 m / 10'6" x 8'1"

Shower Room

1.65 m x 2.62 m / 5'5" x 8'7"

Conservatory

2.46 m x 3.25 m / 8'1" x 10'8"

Loft Room 1

4.80 m x 3.12 m / 15'9" x 10'3"

Loft Room 2

4.80 m x 2.67 m / 15'9" x 8'9"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £215,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

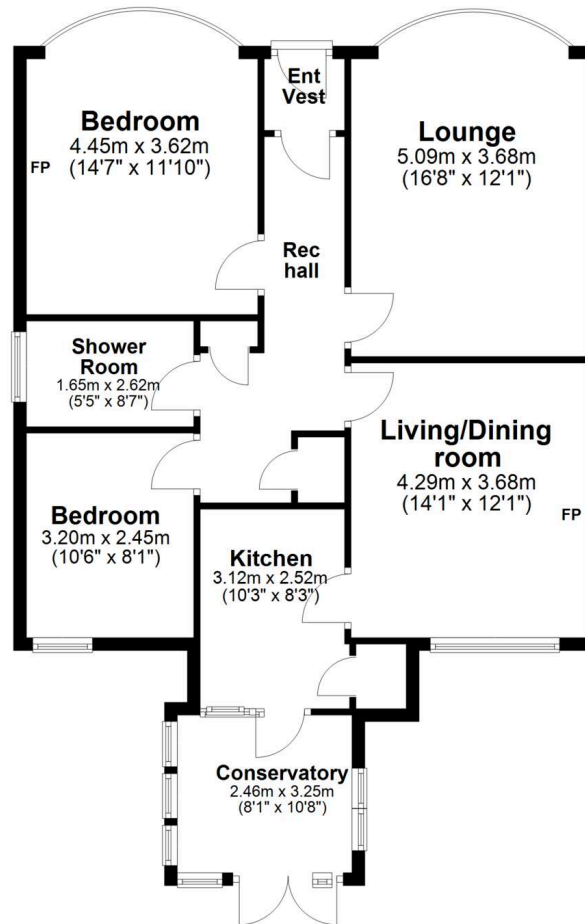
EPC RATING

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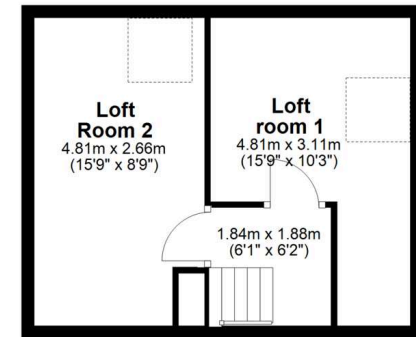
NOTE:

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.

Ground Floor
Approx. 92.5 sq. metres (996.1 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.9 sq. feet)



Total area: approx. 121.3 sq. metres (1306.0 sq. feet)

espc

Ref:
E493156

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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