

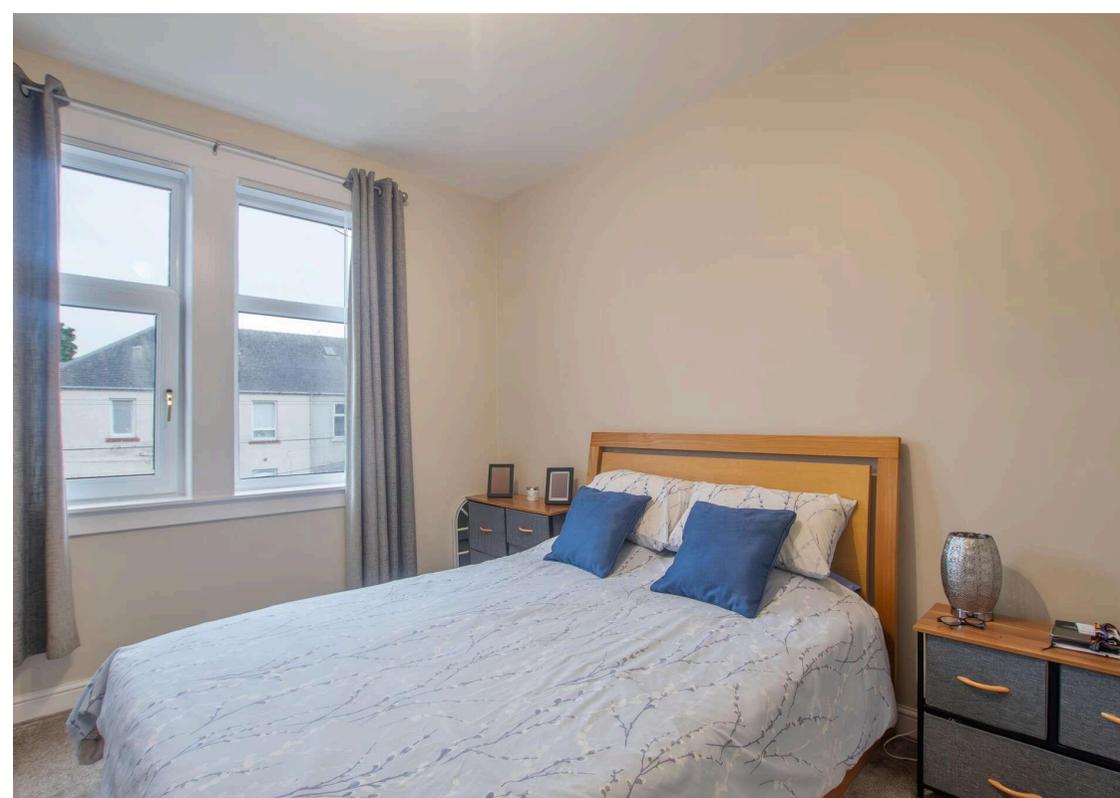


Upper Flat

56 Haco Street, Largs, KA30 9BG
Offers Over £150,000

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 ideally placed for ease of access to Largs Educational Campus, Inverclyde Sports Facility and with the town centre and seafront promenade also within easy reach, 56 Haco Street is a stunning, upper quarter villa which has been thoughtfully extended into the roof space to add an additional two spacious apartments to the original layout. The property now makes an ideal home with flexible living space that would suit a wide variety of clients. In addition the property has private gardens and driveway parking. In more detail the accommodation on offer comprises an entrance at ground level with stairway access to an inner reception hallway. The hall gives access to a bright lounge with bay window and woodburning stove. The property has a formal dining room which is located adjacent to the lounge. This room could form a further bedroom as required. The kitchen is fitted with a range of wall and base units with integrated appliances to include gas hob, oven, extractor, fridge, freezer and dishwasher. The freestanding washing machine may be included in the sale. The property has up to four double bedrooms. Two are located on the main landing and two at attic level. All the bedrooms have built in wardrobe storage. There is a shower room on the main landing fitted with a modern three piece suite to include WC, wash hand basin with vanity unit and walk in shower cubicle. In addition to the above the property has double glazing, gas central heating, private driveway parking to the side and an enclosed garden to the rear with a southerly aspect, laid with chips, a paved terrace and garden shed which is included in the sale.

ROOM DIMENSIONS

Living Room	4.70 m x 3.90 m / 15'5" x 12'10"
Kitchen	3.00 m x 3.10 m / 9'10" x 10'2"
Master Bedroom	3.80 m x 3.30 m / 12'6" x 10'10"
Bedroom 2	4.30 m x 3.00 m / 14'1" x 9'10"
Bedroom 3	5.20 m x 2.80 m / 17'1" x 9'2"
Bedroom 4	5.20 m x 2.60 m / 17'1" x 8'6"
Bathroom	1.80 m x 2.00 m / 5'11" x 6'7"

The property is in Band D of the Council Tax.



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PRICE

Offers Over £150,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

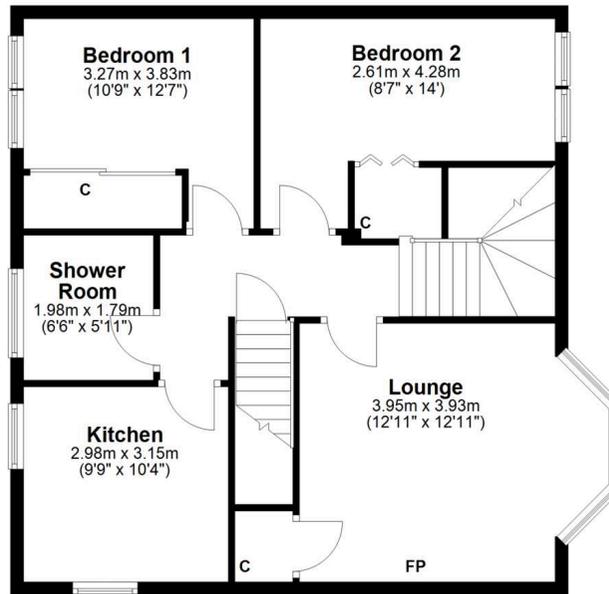
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NOTE:

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.

Ground Floor

Approx. 70.7 sq. metres (761.2 sq. feet)



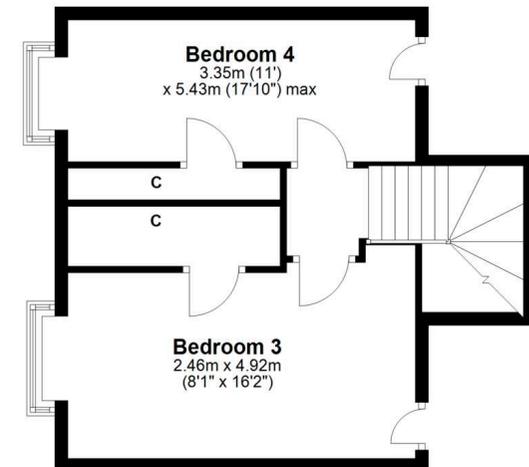
Flat Entrance

Approx. 3.6 sq. metres (39.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 114.3 sq. metres (1229.8 sq. feet)

espc

Ref:
E493957

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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