



**19 Rosebank Gardens**  
Largs, KA30 8TD

**Offers over £335,000**



## 19 Rosebank Gardens

, Largs, KA30 8TD

Superb rarely available purpose built three bedroomed first floor flat with impressive views of Cumbrae and the The Firth of Clyde. Rosebank Gardens is located in this popular and established locale, a tranquil setting with well maintained gardens. The flat has secure door entry lift access and allocated owner and visitor parking.

On entering this spacious flat there is a welcoming hallway with good storage, all rooms are accessed from the hallway. The lounge has patio doors opening on to the balcony. The good sized breakfasting kitchen has a range of floor and wall mounted units, the kitchen also affords views over the Clyde. There are three double bedrooms, the master with ensuite shower room and dressing room. Family bathroom with WC, sink with vanity unit and shower over bath.

Rosebank gardens is within walking distance to the town centre and the promenade.

This flat will hold broad appeal to a large sector of the market and we encourage early viewing to avoid disappointment.

EPC = B

COUNCIL TAX BAND = F

### Hall

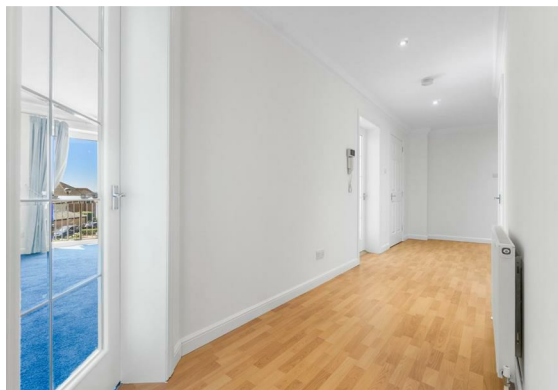
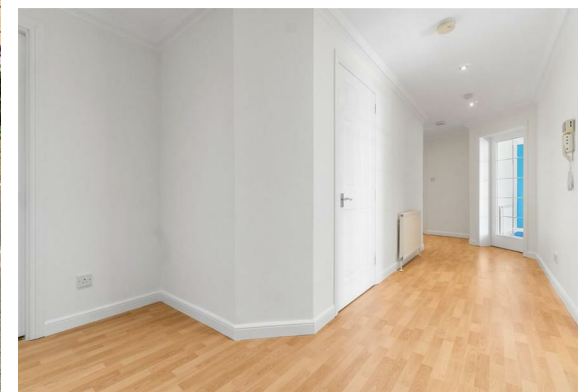
9'5 x 21 x 4 and 13'1 x 6'4 (2.87m x 6.40m x 1.22m and 3.99m x 1.93m)

### Lounge

17'6 x 16'2 (5.33m x 4.93m)

### Balcony

8'6 x 4'2 (2.59m x 1.27m)





**Master Bedroom**  
12'1 x 13'8 (3.68m x 4.17m)

**En Suite**  
5'6 x 6'9 (1.68m x 2.06m)

**Dressing Room**  
5'9 x 4'9 (1.75m x 1.45m)

**Bedroom 2**  
14'9 x 11'5 (4.50m x 3.48m)

**Bedroom 3**  
11'9 x 14'5 (3.58m x 4.39m)

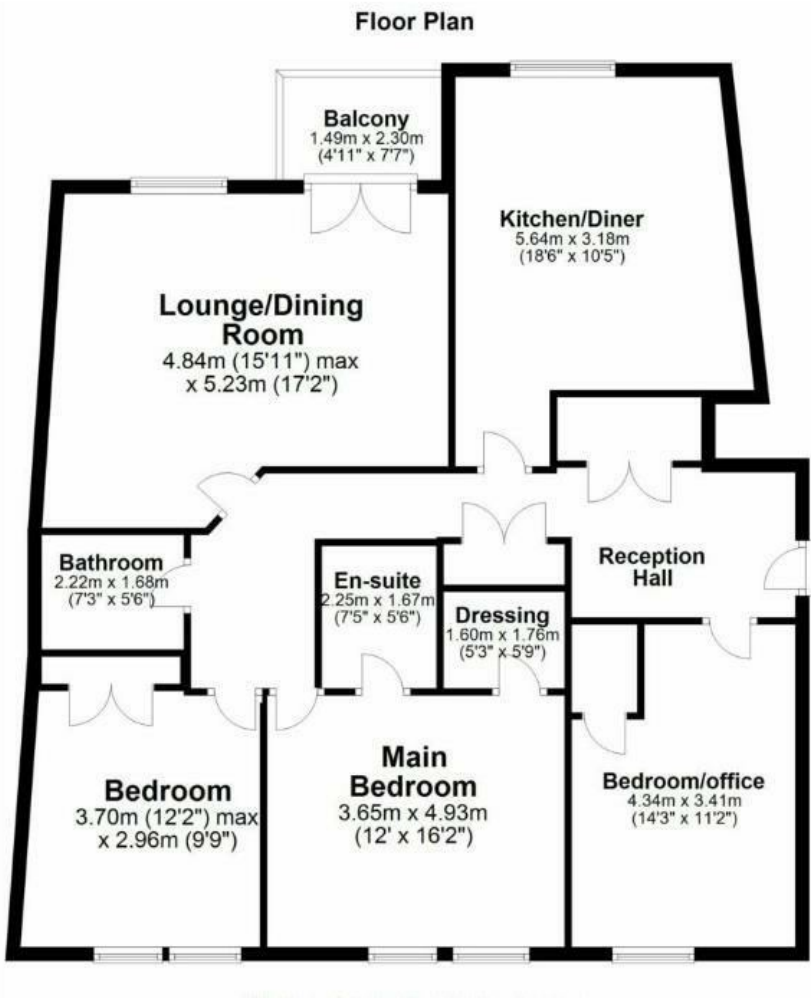
**Kitchen**  
18'5 x 10'9 (5.61m x 3.28m)

**Bathroom**  
7'11 x 5'8 (2.41m x 1.73m)

**Hall Cupboard**  
4'4 x 4 (1.32m x 1.22m)



Floor Plan

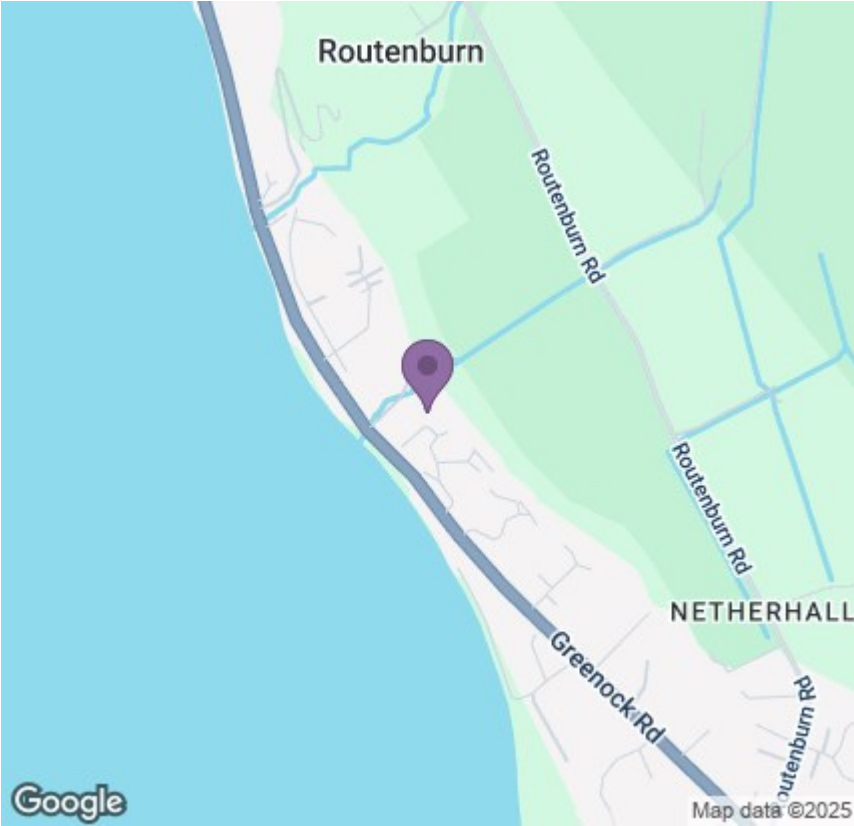


Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

