

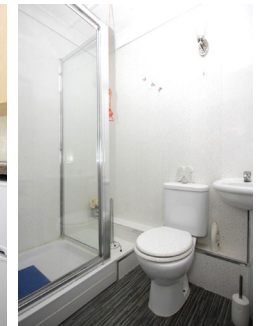


41 Homemount House, Gogosite Road, LARGS KA30 9LS
Offers Over £59,000

Seldom available and well presented bright **FIRST FLOOR RETIREMENT FLAT** enjoying an excellent location close to Largs Town Centre

Largs is a popular coastal town which provides numerous amenities to include local and supermarket shopping, an excellent selection of restaurants and cafes. Public transport services are excellent with both bus and rail services, with Largs railway station offering a direct service to Glasgow Central Station. Local attractions include Vikingar, Kelburn Country Park, the ever popular Largs shoreline, renowned local golf courses and Largs Yacht Haven

This spacious and much improved retirement flat offers accommodation of reception hall, spacious lounge overlooking the communal gardens and also providing access to the modern galley kitchen to the side. The kitchen with a side facing window offers a range of floor standing and wall mounted units with electric hob, electric oven below and fridge freezer. Further accommodation comprises a well proportioned double bedroom with extensive wardrobing and an internal fully refitted shower room with three piece suit and an electric shower. The property benefits from double glazing, electric white meter heating and security controlled entry. Within the block there is a residents' lounge. Externally there are professionally maintained garden grounds with extensive residents' parking located to the side.



DIMENSIONS

Lounge	14'5" x 13'6"
Kitchen	7'4" x 6'0"
Bedroom	11'2" x 8'9"
Shower room	6'8" x 5'10"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Stunning extended lounge
Well presented
Warden services
Lift
UPVC double glazing
Electric white meter heating
Residents' lounge

Security entry
Residents' parking
Viewing recommended

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

TRAVEL DIRECTIONS

Travelling from Largs Town Centre on Main Street, continue to the roundabout at Morrisons supermarket, continue straight onto Irvine Road then first left into Gogosside Road where the development sits on the right hand side.

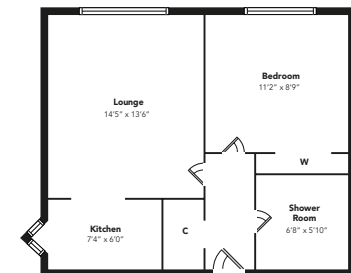
VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE
By arrangement

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.



Floorplans are indicative only - not to scale
Produced by Plushplans



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137
F. 01563 571 382

Email. property@barnettslaw.co.uk
Website: www.barnettslaw.co.uk