

tagg

12 HOLLYWOOD, GREENOCK ROAD, LARGS, KA30 8SP

1 BED | 1 BATH | 1 PUBLIC







Occupying a first floor position within the popular Hollywood development on the north side of Largs, this modern apartment enjoys an enviable setting adjacent to the shoreline, with the town centre, seafront promenade and a wide range of local amenities all within easy reach. Largs is a highly regarded coastal town offering excellent shopping facilities, cafés, restaurants, leisure amenities, a yacht marina, railway station with regular services to Glasgow, and attractive seafront walks. The town also provides convenient access to the ferry service to Cumbrae and is renowned for its stunning coastal scenery and relaxed lifestyle. The property is presented in excellent internal condition and offers accommodation to include reception hall, living/dining room, modern fitted kitchen, a double bedroom and shower room. The property further benefits from double glazing and electric heating throughout.

In more detail the apartment is entered at ground level via a secure entry phone system, with a stairway providing access to the first floor. Upon entering, a reception hall leads to a bright living/dining room and enjoys a south westerly aspect and Firth of Clyde views. Sliding doors from the living room opens onto a spacious sheltered balcony commanding excellent views across the Firth of Clyde towards Cumbrae and Arran in the west. A further doorway leads to the kitchen fitted with a range of wall and base mounted units together with integrated appliances to include ceramic hob with extractor hood, integrated oven and microwave. The kitchen also includes an integrated fridge/freezer which are included in the sale. The apartment has a generous double bedroom, benefitting from built in wardrobe storage. The modern shower room is fitted with a three piece suite comprising WC, wash hand basin with vanity storage and a walk in shower cubicle fitted with an electric rainfall shower.

In addition to the above, the property benefits from double glazing, electric heating and ample residents parking within the grounds of the development.







KEY FEATURES

- Presented in excellent internal condition
- Bright living / dining room
- Seltered balcony
- Superb views of the Firth of Clyde
- Generous double bedroom with built in wardrobe storage
- Modern shower room



ENERGY RATING: D

COUNCIL TAX: D

GET IN TOUCH

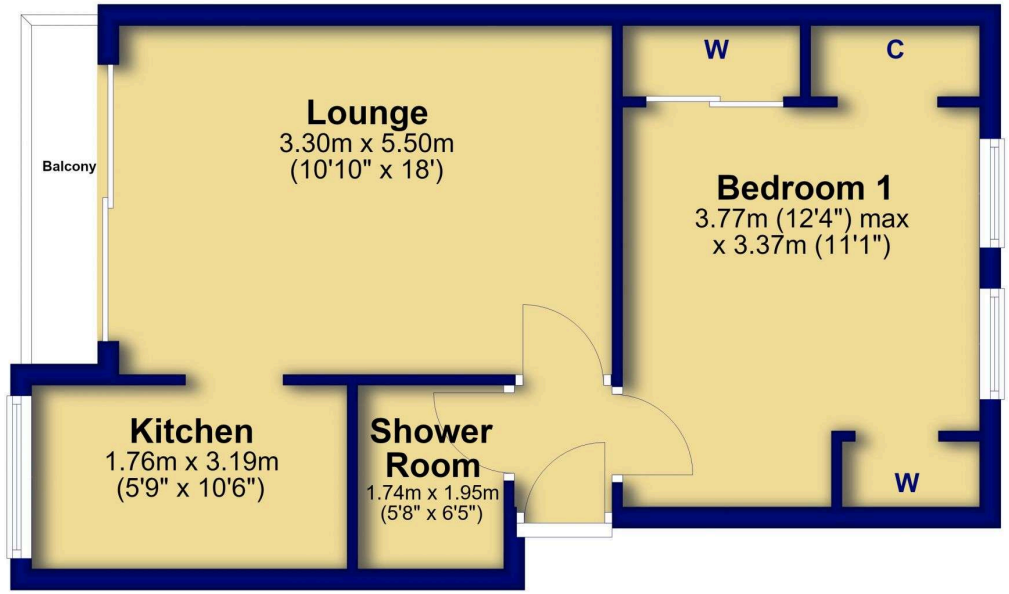
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First Floor



Total area: approx. 40.6 sq. metres (436.7 sq. feet)

12 Hollywood, Largs

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 a guarantee. 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 mains 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 misleadingor simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.