



32 HOLLYWOOD, LARGS, KA30 8SP

🛏 2 BED 🚿 1 BATH 🚻 1 PUBLIC

Located within the popular Hollywood development of apartments on the north side of Largs, this second floor penthouse enjoys an excellent position with easy access to the town centre, seafront promenade and a wide range of local amenities. Hollywood is a residential development known for its attractive landscaped grounds, elevated outlooks and peaceful setting whilst remaining conveniently close to the heart of the town. The property itself is presented in superb internal condition and has been enhanced by a beautiful refurbishment of the kitchen and lounge to create a bright semi open plan living space. A particular feature is the sheltered external balcony which enjoys direct views over the Firth of Clyde to the north and west and the extensive loft which adds ample storage to the property.

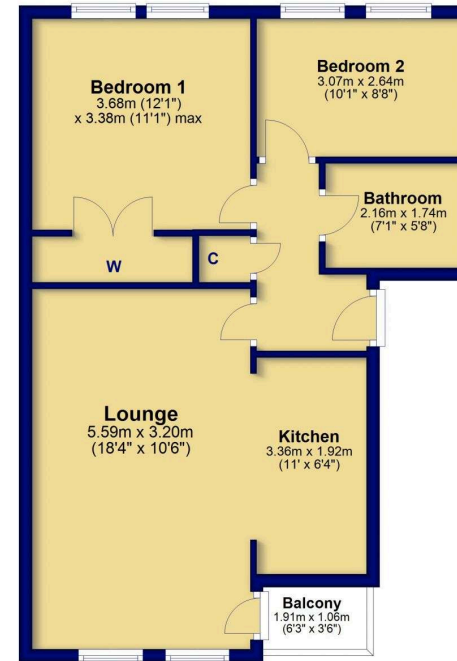
In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via a security entry phone system which gives stairway access to the apartment. Upon entering, a reception hall with storage cupboard leads to a bright lounge which is laid on a semi open plan basis to a modern fitted kitchen. The kitchen is fitted with a range of wall and base mounted units to include ceramic hob, extractor, oven, fridge/freezer and plumbing for a washing machine. The attractive bright lounge/dining room has glazed door access to a sheltered balcony enjoying excellent Firth of Clyde views. The property further comprises two double bedrooms, with the principal bedroom benefitting from built in wardrobe storage. There is a modern shower room fitted with a three piece suite comprising WC, wash hand basin and corner shower unit with electric shower.

In addition to the above, the property benefits from double glazing, upgraded electric heating and extensive loft storage. There is ample communal residents' and visitors' parking within the landscaped grounds of the development.

ENERGY RATING: D

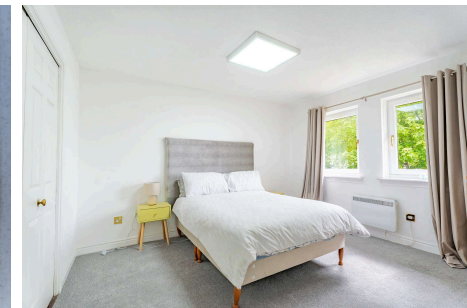
COUNCIL TAX: C

Top Floor



Total area: approx. 56.4 sq. metres (607.4 sq. feet)

32 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 misleading or 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.



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