



Ground Floor Flat

3 Park View, LARGS, KA30 9HN  
Offers Over £99,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ



# MACTAGGART & Co

## SITUATION

Located in this small quiet development within half a mile of Largs town centre with its wide range of amenities, shops, restaurants, train and bus terminals, 3 Park View is a charming ground floor apartment presented in excellent order that will hold appeal for clients of all ages. The property benefits from a spacious lounge, two double bedrooms, modern kitchen and shower room.

The ground floor apartments in the development have the advantage of private gardens to the rear increasing their popularity. In more detail the accommodation comprises an entrance vestibule which opens to a spacious lounge/dining room with views over the front gardens.

A door to the rear of the lounge gives access to a kitchen fitted with a range of wall and base units and freestanding cooker, fridge, washing machine and tumble dryer that will be included in the sale if desired. The kitchen has doorway access to the rear gardens. The property has two double bedrooms, one front and one rear facing accessed from an inner hallway with two storage cupboards.

There is a modern shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle with thermostatic shower. In addition to the above the property has double glazing, gas central heating and gardens to the front and rear. The rear gardens are enclosed and feature two well maintained sheds, timber deck and paved patio. There is ample owner and visitor parking within the grounds of the development.

## ROOM DIMENSIONS

Lounge / Dining Room

6.30 m x 3.38 m / 20'8" x 11'1"

Kitchen

2.84 m x 2.46 m / 9'4" x 8'1"

Bedroom 1

4.60 m x 2.77 m / 15'1" x 9'1"

Bedroom 2

2.97 m x 2.77 m / 9'9" x 9'1"

Shower Room

1.85 m x 1.98 m / 6'1" x 6'6"

## BURDENS

The property is in Band C of the Council Tax.

## PRICE

Offers Over £99,000 should be lodged with Mactaggart & Company.

## VIEWING

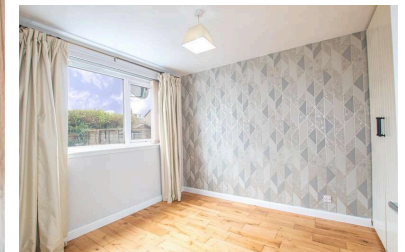
Tel: 01475 674628.

## 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.



espc

Ref:  
E472949

## 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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