



Second Floor Flat

49 Hollywood, Largs, KA30 8SR
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 popular development of apartments adjacent to the seafront, with the town centre and promenade within easy reach, 49 Hollywood is a second floor flat which would make an ideal home or investment opportunity.

The property is presented in good internal and external order with accommodation to include reception hallway, lounge/dining room with access to a sheltered external balcony giving excellent Firth of Clyde views, kitchen, double bedroom and shower room.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system giving stairway access to the apartment. Upon entering, a reception hallway opens to a spacious lounge/dining room with a set of full height sliding patio doors opening to a covered balcony with panoramic, elevated views to the Firth of Clyde, Cumbrae and Arran to the west. The kitchen is accessed from the lounge and is fitted with a range of modern wall and base units with freestanding cooker, washing machine and dish washer which may be included in the sale. The kitchen also enjoys fine water views. The double bedroom is rear facing with extensive fitted wardrobe furniture.

The shower room is fitted with a modern three piece suite to include WC, wash hand basin and shower cubicle with electric shower. In addition to the above the property has double glazing, upgraded electrical heating and ample resident and visitor parking within the grounds of the development.

ROOM DIMENSIONS

Lounge / Dining Room
Kitchen
Bedroom
Shower Room

5.41 m x 3.38 m / 17'9" x 11'1"
3.40 m x 2.06 m / 11'2" x 6'9"
3.43 m x 3.40 m / 11'3" x 11'2"
2.06 m x 2.03 m / 6'9" x 6'8"

BURDENS

The property is in Band D of the Council Tax.

PRICE

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

VIEWING

Tel: 01475 674628.

EPC RATING

TBC

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 taken using a sonic measuring device and their accuracy is not guaranteed.



Ref:
E477036

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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