



Detached House

7a Rockland Park, Largs, KA30 8HB  
Offers Over £399,000

**MACTAGGART & Co**  
SOLICITORS AND ESTATE AGENTS

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





# MACTAGGART & Co

## SITUATION

Rockland Park is one of the most sought after addresses in the coastal town of Largs and many of its properties offer stunning views of the Firth of Clyde, Cumbrae and Arran in the West. 7a Rockland Park is one of these properties with an upper lounge and broad raised balcony taking full advantage of the wonderful views on offer.

The property has recently been upgraded and modernised and would make a fabulous home that would hold appeal for a broad sector of the market. In more detail the property has accommodation to include reception hallway giving access to all rooms on the ground floor. The ground floor has a dining sized kitchen and is fitted with a range of wall and base units with real butcher's block work surfaces and integrated gas hob and electric. The kitchen also has access to a rear facing utility room.

The ground floor has four double bedrooms with the master bedroom enjoying an en-suite shower room. There is a three piece family bathroom with wc, sink and bath which is fitted with a thermostatic Rainfall shower. A staircase from the reception hall leads to a spacious upper lounge with picture window and glazed door access to a broad raised external balcony. Both the lounge and balcony enjoy fabulous views of the Firth of Clyde, Cumbrae and Arran in the west.

In addition to the above the property has double glazing, gas central heating and extensive chipped driveway parking leading to a double detached garage with a floored loft. The property sits in large mature garden grounds.

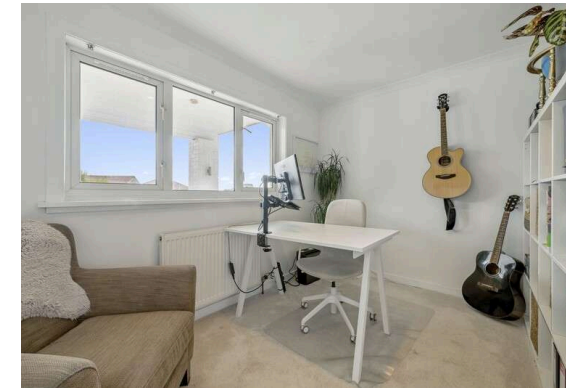
There is a building plot to the rear of the property which is also for sale. It has full planning permission for the erection of a 3 bedroom, 2 storey, detached property. The owners are happy to invite offers for the property only or for both the property and the plot together. At present the plot is not available on its own.

## ROOM DIMENSIONS

Hall	3.35 m x 0.86 m / 11'0" x 2'10"
Living Room	5.28 m x 5.26 m / 17'4" x 17'3"
Balcony	4.98 m x 3.89 m / 16'4" x 12'9"
Dining Room	3.66 m x 3.18 m / 12'0" x 10'5"
Kitchen	3.66 m x 3.33 m / 12'0" x 10'11"
Bedroom 1	4.17 m x 3.10 m / 13'8" x 10'2"
Ensuite	1.98 m x 1.73 m / 6'6" x 5'8"
Bedroom 2	4.19 m x 2.77 m / 13'9" x 9'1"
Bedroom 3	3.63 m x 2.82 m / 11'11" x 9'3"
Bedroom 4 / Office	3.20 m x 2.51 m / 10'6" x 8'3"
Bathroom	2.01 m x 1.75 m / 6'7" x 5'9"
Utility	1.40 m x 1.70 m / 4'7" x 5'7"

## BURDENS

The property is in Band G of the Council Tax.





















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## PRICE

Offers Over £399,000 should be lodged with Mactaggart & Company.

## VIEWING

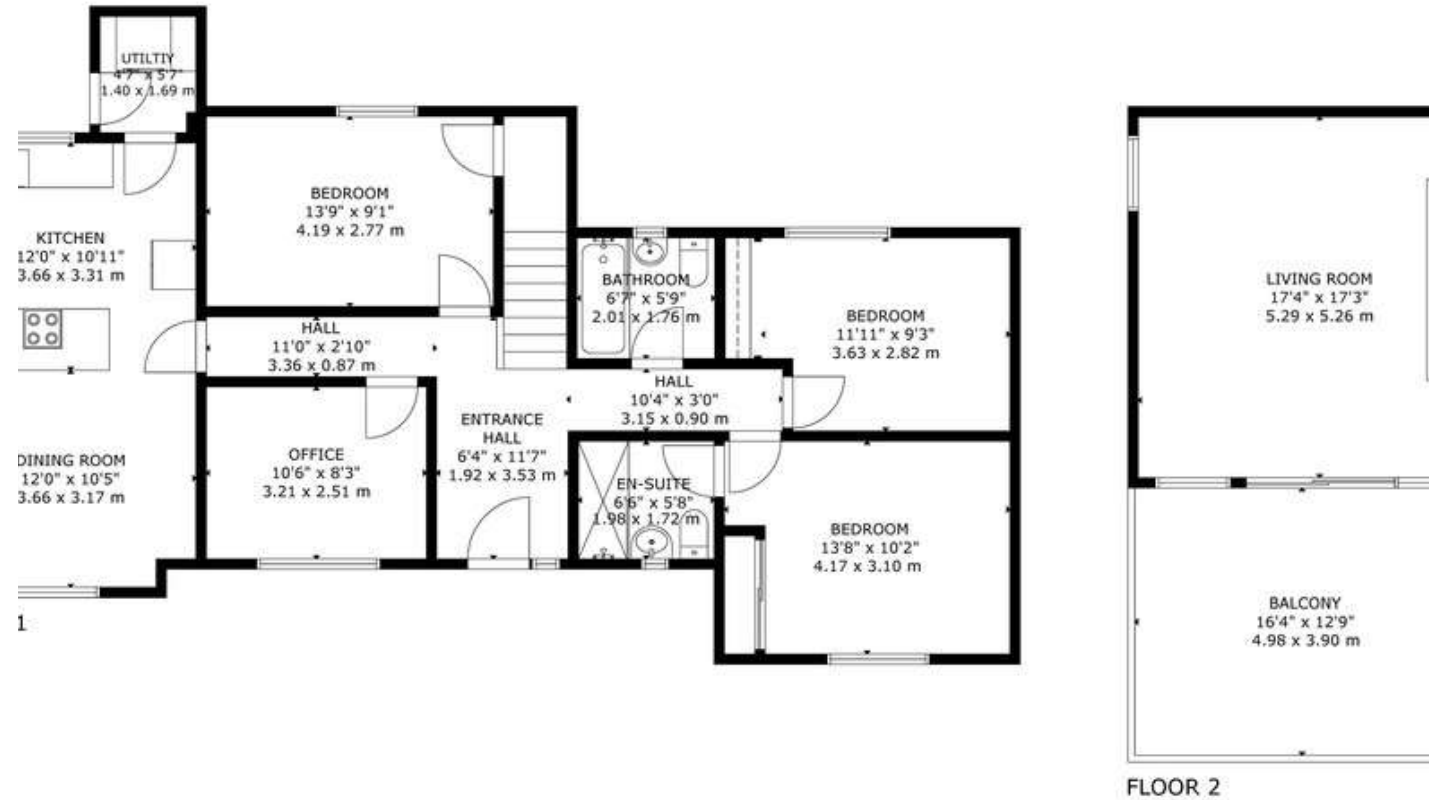
Tel: 01475 674628.

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



GROSS INTERNAL AREA  
TOTAL: 125 m<sup>2</sup>/1,344 sq ft  
FLOOR 1: 97 m<sup>2</sup>/1,044 sq ft, FLOOR 2: 28 m<sup>2</sup>/300 sq ft  
EXCLUDED AREAS: BALCONY: 19 m<sup>2</sup>/209 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

espc

Ref:  
E485072

## 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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