



Upper Flat

19 John Clark Street, Largs, KA30 9AH
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



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SITUATION

Centrally located on this quiet road that is well placed for ease of access to the seafront with the centre of Largs also within easy reach, 19 John Clark Street is an immaculate upper quarter villa presented to the market in excellent internal and external order. The accommodation comprises reception hallway, lounge, kitchen, shower room and two bedrooms. The property has extensive loft storage and attractive enclosed gardens to the rear.

In more detail the accommodation comprises a stairway leading to an inner reception hall. The lounge is a bright front facing room with a storage cupboard. The kitchen is located to the rear of the reception hallway and is fitted with a range of recently refitted wall and base units with integrated appliances to include electric hob, oven with microwave, fridge/freezer and integrated washer dryer. The property has two well-proportioned double bedrooms. The main bedroom has walk in wardrobe space as well as an additional storage cupboard. There is a shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle.

In addition to the above the property has double glazing, gas central heating with a recently replaced boiler and radiators, extensive loft storage and attractive enclosed gardens to the rear with a well maintained garden shed which is included in the sale.

ROOM DIMENSIONS

Lounge

4.88 m x 3.96 m / 16'0" x 13'0"

Kitchen

3.20 m x 2.92 m / 10'6" x 9'7"

Bedroom 1

3.99 m x 3.02 m / 13'1" x 9'11"

Bedroom 2

3.96 m x 3.20 m / 13'0" x 10'6"

Shower Room

1.98 m x 1.83 m / 6'6" x 6'0"

BURDENS

The property is in Band C of the Council Tax.



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PRICE

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

VIEWING

Tel: 01475 674628.

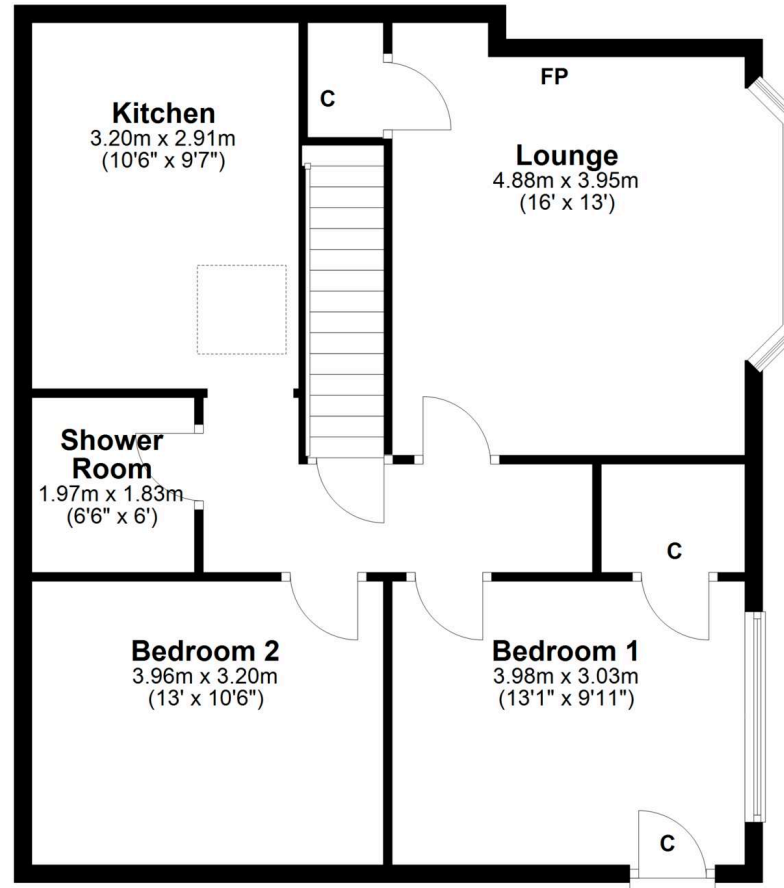
EPC RATING

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.

Ground Floor

Approx. 76.5 sq. metres (823.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.6 sq. feet)

espc

Ref:
E491402

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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