



# 12 ROCKLAND PARK

## LARGS

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**4 | BEDROOMS**

**3 | BATHROOMS**

**4 | PUBLIC ROOMS**

**Located on one of the town's most sought after avenues on the south side of Largs and within ease of access to the seafront and the Marina, 12 Rockland Park is a superb family home set over two levels with a flexible internal layout that will hold appeal for a broad sector of the market.**

The property enjoys views of the Firth of Clyde to Cumbrae and Arran from the lounge and kitchen/diner and is presented in excellent internal and external order. In more detail the accommodation comprises an entrance vestibule opening to a broad reception hallway. The hall gives access to a bright spacious lounge with views to the Firth of Clyde, Cumbrae and Arran in the west. To the end of the hall is a modern kitchen/diner fitted with a range of wall and base units with integrated appliances to include ceramic hob, extractor and double oven. A freestanding fridge, under counter freezer and dishwasher may be included in the sale. The kitchen has doorway access to a raised external balcony with a southerly aspect giving views over the gardens. There is a retractable canopy over the balcony. A three piece bathroom, formal dining room and family room/office completes the accommodation on the main level. A stairway from the reception leads to the lower level of the property with accommodation to include four spacious double bedrooms, the master having a three piece ensuite shower room. There is a further shower room and a utility room plumbed for a washing machine. To the rear of the lower hall is a Gym/Den with doorway access to a boiler/drying room. In addition to the above the property has double glazing, gas central heating, and extensive driveway parking leading to a well maintained double detached garage with remote controlled electric door. The landscaped gardens are laid mainly to lawn with beds planted with seasonal shrubs and flowers. The rear gardens have a southerly aspect with a covered terrace and garden shed which is included in the sale. The property is a short distance from Largs golf club.

















Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as the highly regarded Largs Academy. Inverclyde, Scotland's National Sport's centre has also recently been refurbished. The area has excellent travel links including Largs railway station, bus routes and easy access to the major road networks. There are many restaurants and hotels in the area, with the yacht marina and seafront being an attraction for many. Prestwick and Glasgow Airport offer regular flights throughout Britain, Ireland and Europe.

LA1661 | Sat Nav: 12 Rockland Park, Largs, KA30 8HB

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Largs  
66 Main Street, Largs, KA30 8AL

**Tel:** 01475 675 001

**Email:** [largs@corumproperty.co.uk](mailto:largs@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)