First Floor Flat

Flat 1, LARGS, KA30 8LZ
Offers Over £80,000

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION
This bright and extremely spacious First Floor Flat commands sea views over the Firth of Clyde to the Isle of Cumbrae and beyond. Situated in Gallowgate Street and occupying a central location the apartment is well placed for all local facilities including shops, public transport and the sea shore. The property comprises of a large glass sun terrace with sea views, a further two public rooms, two bedrooms, kitchen and shower room. There is private parking at the back of the building, although in need of upgrading and modernisation, the property has the potential to form a ideal water front apartment.

ROOM DIMENSIONS

ENTRANCE VESTIBULE	**0.91 M X 8.00 M / 3'0" X 26'3"**
LOUNGE	**2.03 M X 4.52 M / 6'8" X 14'10"**
SUN TERRACE	**1.96 M X 15.80 M / 6'5" X 51'10"**
DINING ROOM	**2.31 M X 6.99 M / 7'7" X 22'11"**
KITCHEN	**2.57 M X 4.52 M / 8'5" X 14'10"**
BEDROOM 1	**3.25 M X 3.25 M / 10'8" X 10'8"**
BEDROOM 2	**3.63 M X 4.29 M / 11'11" X 14'1"**
SHOWER ROOM	**1.80 M X 3.56 M / 5'11" X 11'8"**

BURDENS
The property is in Band C of the Council Tax.

PRICE
Offers Over £80,000 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:
E429633

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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