



Duplex

71 Castlebay Court, LARGS, KA30 8DP
Offers Over £150,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

This is a chance to own a top-floor duplex flat with stunning 180-degree views of the sea and hills of Largs from every window. It's located in the established Castlebay Court development, with well-kept gardens and building, right on the seafront. You can access the flat through a communal entrance with a door entry system. The building has both stairs and a lift for your convenience.

Inside, you'll find a practical and spacious layout. There's an entrance hall with storage, a generously sized lounge with access to a balcony boasting incredible views, a modern and spacious kitchen, a bathroom, upstairs shower room, and three bedrooms. This top-floor duplex flat offers not only breath-taking views but also a prime location and ample living space for a comfortable lifestyle.

The property also has its own garage and shared parking as well as double glazing and gas central heating throughout.

ROOM DIMENSIONS

Lounge	8.31 m x 3.71 m / 27'3" x 12'2"
Kitchen	3.02 m x 4.85 m / 9'11" x 15'11"
Bedroom 1	3.78 m x 3.66 m / 12'5" x 12'0"
Bedroom 2	4.37 m x 3.63 m / 14'4" x 11'11"
Bedroom 3	3.05 m x 2.13 m / 10'0" x 7'0"
Bathroom with shower	1.65 m x 2.79 m / 5'5" x 9'2"
WC / Shower Room	1.09 m x 3.58 m / 3'7" x 11'9"

BURDENS

The property is in Band E of the Council Tax.

PRICE

Offers Over £150,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

D

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



espc

Ref:
E466557

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.

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

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