



Lower Ground Floor Flat

11g Greenock Road, LARGS, KA30 8PH  
Offers Over £119,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

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



# MACTAGGART & Co

## SITUATION

11G Aubrey View is a stunning ground floor apartment located in this high specification small development of apartments which is presented to the market in truly walk in condition.

The development itself is located within yards of the seafront promenade and Largs town centre with its wide range of amenities, train and bus terminal is also within easy reach.

The property is entered via a secure video entry system and features a central reception hallway which opens to a bright lounge laid on an open plan basis to a fitted kitchen with breakfast bar and integrated oven/microwave, ceramic hob, extractor, washing machine, dishwasher, fridge and freezer. The double bedroom is accessed from the reception hall and has fitted wardrobe storage.

The bathroom is fitted with a modern three piece suite to include WC, wash hand basin and shower bath with thermostatic over bath shower.

In addition to the above the property has double glazing, underfloor gas central heating, solid oak flooring in the lounge, kitchen, reception hall and bedroom.

The apartment further benefits from a private garden area with room for plant-pots, tables and chairs to the front and rear, allocated and extensive visitor parking within the grounds of the development.

A communal paved terrace with seating area to the rear of the main car park enjoys fine aspects over Largs boating pond to the promenade and the Firth of Clyde in the west.

## ROOM DIMENSIONS

Lounge/Kitchen

Bedroom

Bathroom

6.73 m x 4.29 m / 22'1" x 14'1"

3.35 m x 2.57 m / 11'0" x 8'5"

2.44 m x 1.63 m / 8'0" x 5'4"



## BURDENS

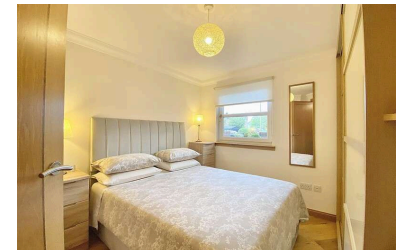
The property is in Band D of the Council Tax.

## PRICE

Offers Over £119,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

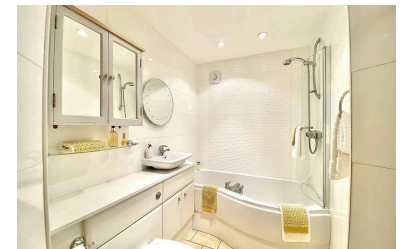


## EPC RATING

C

## 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.



espc

Ref:  
E467945

## 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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