



Second Floor Flat

2/R, 2 Sandringham LARGS, KA30 8BT  
Offers Over £159,000

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

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



# MACTAGGART & Co

## SITUATION

Located in this iconic red sandstone block of apartments positioned yards from the seafront and with the town centre, train and bus terminals also in easy reach, 2 Sandringham is a simply stunning second floor flat presented to the market in walk in condition. The property has fabulous elevated views of the coastline and the Firth of Clyde to Cumbrae and Arran in the west from a broad bay window in the lounge/dining room and second bedroom. In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system. Upon entering, a spacious reception hallway gives access to all the rooms within the apartment.

The lounge/dining room has solid wood flooring and features a fireplace and walk in bay window with panoramic water and coastal views. The modern kitchen is fitted with a range of wall and base units with integrated appliances to include ceramic hob, oven, extractor, washing machine, dishwasher and fridge. The apartment has two double bedrooms, one front and one rear facing. The front bedroom has superb water views.

The shower room has been refitted to a high standard with a three piece suite to include WC, wash hand basin and walk in shower cubicle. In addition to the above the property has double glazing, gas central heating and a communal drying green to the rear of the development.

## ROOM DIMENSIONS

Lounge	4.70 m x 3.73 m / 15'5" x 12'3"
Kitchen	3.02 m x 1.73 m / 9'11" x 5'8"
Bedroom 1	3.38 m x 3.07 m / 11'1" x 10'1"
Bedroom 2	4.70 m x 2.77 m / 15'5" x 9'1"
Shower Room	4.09 m x 1.45 m / 13'5" x 4'9"

## BURDENS

The property is in Band C of the Council Tax.

## PRICE

Offers Over £159,000 should be lodged with Mactaggart & Company.

## VIEWING

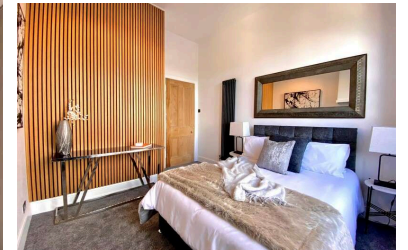
Tel: 01475 674628.

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



espc

Ref:  
E469943

## 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