



Ground Floor Flat

2 Craig Hill Court, LARGS, KA29 0BF
Offers Over £175,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Quietly positioned to the rear of this recently constructed small development of luxury apartments in the ever popular coastal town of Fairlie which lies just to the south of the main centre of Largs, 2 Craig Hill Court is an outstanding ground floor apartment presented to the market in truly walk in condition.

The property is situated within a quarter of a mile from the shoreline and is also within easy reach of both Largs and Fairlie amenities. For the commuter both Largs and Fairlie have mainline train services to Glasgow. In more detail the accommodation on offer comprises a communal entrance hallway entered via secure video entry system.

Upon entering, a reception hallway with two large storage cupboards opens to a bright, spacious open plan lounge/kitchen/diner. The lounge has a double aspect corner living/dining area with two sets of glazed French doors giving views to the countryside and hills to the east of the development.

The kitchen is fitted with a range of wall and base units with integrated appliances to include induction hob, oven, extractor, fridge, freezer, dishwasher and washing machine. The apartment has two double bedrooms, both with built in wardrobe storage. The main bedroom benefits further from a fully tiled en-suite shower room with three piece suite to include WC, wash hand basin and corner shower cubicle with electric shower.

The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath. There is ceramic tiling to half height on the walls. In addition to the above the property has double glazing, gas central heating, one allocated parking space and further visitor spaces within a car park to the rear of the development.

ROOM DIMENSIONS

Lounge/Dining Room

4.62 m x 7.52 m / 15'2" x 24'8"

Bedroom 1

3.63 m x 3.33 m / 11'11" x 10'11"

Bedroom 2

4.52 m x 2.54 m / 14'10" x 8'4"

Bathroom

2.16 m x 2.11 m / 7'1" x 6'11"

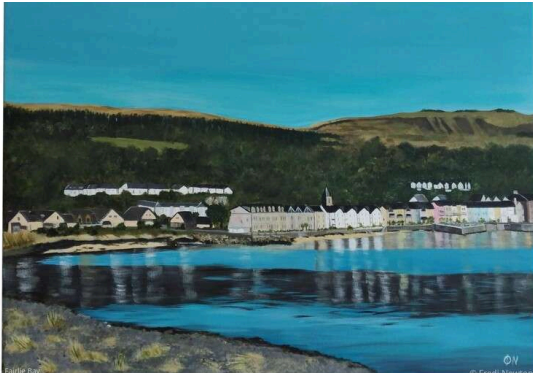
74.7 M SQ. (801 SQ FT)

BURDENS

The property is in Band D of the Council Tax.



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Painting by Fredi Newton© Fairlie Bay

PRICE

Offers Over £175,000 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 taken using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E470001

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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