



First Floor Flat

Flat 3, Elmbank House, LARGS, KA30 8PF  
Offers Over £220,000

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

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



# MACTAGGART & Co

## SITUATION

Positioned in extensive garden grounds within close proximity to the shoreline and having a flexible internal layout of impressive proportion, apartment three, Elmbank house occupies a major first floor section of this eye catching Victorian mansion house. The property is presented in excellent internal order with accommodation to include entrance hallway, reception hall, lounge with water views, two double bedrooms, dining room/bedroom three, fitted kitchen and bathroom. The property has a garage to the rear and private main door entrance.

Elmbank House lies approximately one mile from Largs town centre with its wide range of amenities, mainline train and bus terminals.

In more details the accommodation on offer comprises an attractive entrance hall located to the rear of the property. A broad stairway leads to the main reception hall and landing. The lounge features a walk in bay window, living flame gas fire and ornate cornice work. The kitchen is fitted with a range of wall and base units with integrated appliances to include double oven, ceramic hob and extractor. The kitchen has plumbing for a washing machine and dishwasher.

The bathroom features original Vitrolite wall tiling and is fitted with a four piece suite to include WC, wash hand basin, bath and separate shower cubicle. The property has up to three spacious double bedrooms although one of the bedrooms could easily form a further living or dining room as required.

In addition to the above, the property has double glazing, gas central heating and ample communal parking within the grounds of the development

## ROOM DIMENSIONS

### LOUNGE/ DINING ROOM

7.95 M X 4.90 M / 26'1" X 16'1"

### KITCHEN

2.97 M X 3.05 M / 9'9" X 10'0"

### BEDROOM 1

3.48 M X 3.71 M / 11'5" X 12'2"

### BEDROOM 2

4.78 M X 4.19 M / 15'8" X 13'9"

### BEDROOM

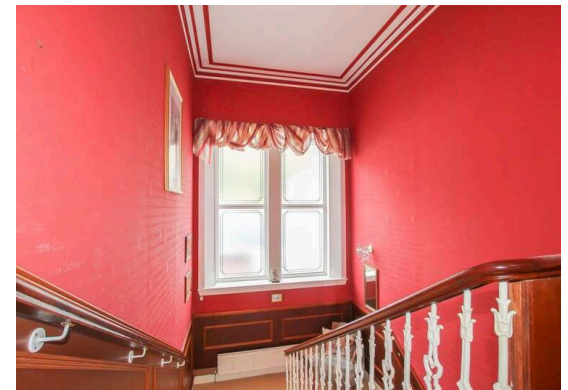
33.20 M X 4.67 M / 10'6" X 15'4"

### BATHROOM

2.77 M X 3.30 M / 9'1" X 10'10"

## BURDENS

The property is in Band D of the Council Tax.



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## PRICE

Offers Over £220,000 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 a using a sonic measuring device and their accuracy is not guaranteed.

**First Floor**  
Approx. 138.1 sq. metres (1487.0 sq. feet)



Total area: approx. 138.1 sq. metres (1487.0 sq. feet)

espc

Ref:  
E474066

## 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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