



Second Floor Flat

2/R, Largs, KA30 9AH
Offers Over £79,000

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

Positioned on this quiet central avenue well placed for ease of access to Largs town centre with its wide range of amenities, shops, restaurants, and train and bus services with direct services to Glasgow, 3 John Clark Street is a top floor flat presented to the market in excellent internal order. The property has accommodation to include reception hallway, lounge, kitchen, bathroom and two double bedrooms. In more detail the accommodation on offer comprises a communal entrance hallway with stairway access to the apartment.

Upon entering, a reception hallway opens to a spacious lounge with bay window and feature coal fireplace. To the rear of the lounge is a useful walk in store. The kitchen is fitted with a range of wall and base units with butchers block effect work surfaces, integrated gas hob, oven and extractor. The remaining freestanding appliances may be included in the sale.

The property has two double bedrooms and a bathroom fitted with a three piece suite to include WC, wash hand basin and bath with over bath shower. In addition to the above the property has double glazing, gas central heating, fresh decoration and new carpeting. There is a spacious communal drying green to the rear of the development."

Lounge

4.50 m x 4.37 m / 14'9" x 14'4"

Kitchen

3.53 m x 2.34 m / 11'7" x 7'8"

Bedroom 1

4.34 m x 3.33 m / 14'3" x 10'11"

Bedroom 2

3.68 m x 2.51 m / 12'1" x 8'3"

Bathroom

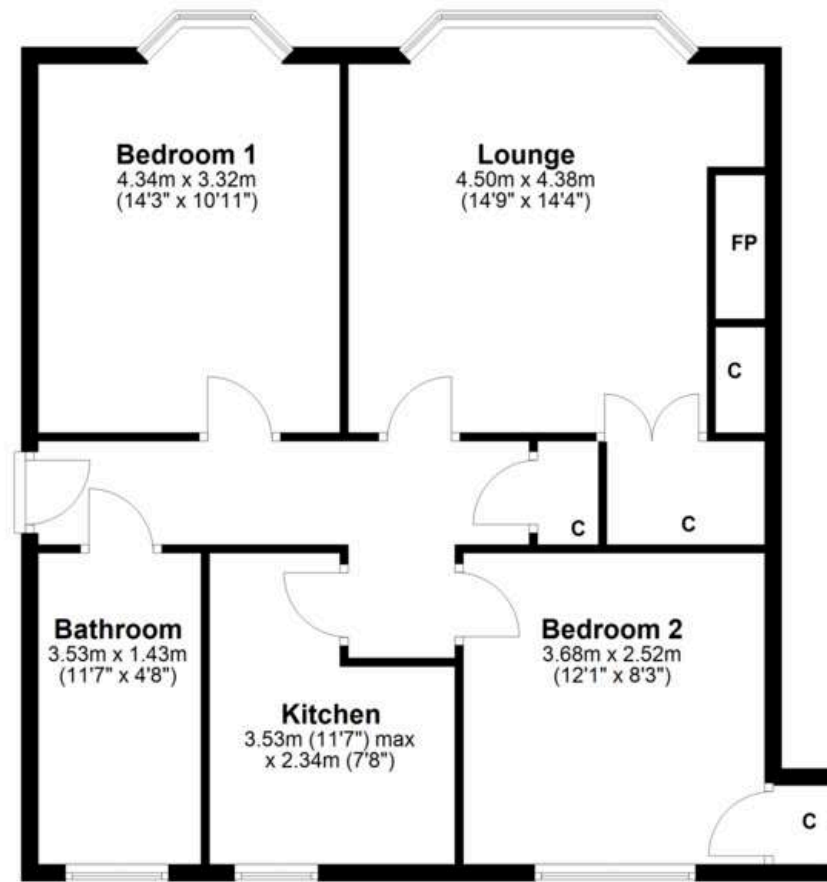
3.53 m x 1.42 m / 11'7" x 4'8"

BURDENS

The property is in Band C of the Council Tax.



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PRICE

Offers Over £79,000 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 a using a sonic measuring device and their accuracy is not guaranteed.

ēspc

Ref:
E475244

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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