



Ground Floor Flat

1 Chaseley Gardens, Skelmorlie, PA17 5DQ
Offers Over £165,000

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 modern development of apartments yards from the shoreline in the popular coastal village of Skelmorlie and having stunning, panoramic and unobstructed views of the Firth of Clyde to Argyll, Bute and Arran in the west from the lounge, kitchen and external balcony, 1 Chaseley Gardens is a front facing ground floor apartment presented to the market in walk in condition.

The accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system. Upon entering the apartment, a reception hallway with storage cupboard opens to a full width lounge/kitchen/dining room laid on an open plan basis. The lounge has a glazed door and a set of full height windows that open to a sheltered external balcony giving fabulous Firth of Clyde views.

The kitchen also has excellent water views and is fitted with a range of wall and base units with integrated appliances to include gas hob, extractor, oven, washer/dryer, dishwasher and fridge/freezer. The property has two double bedrooms both with built in wardrobe storage. The main bedroom has a fully tiled ensuite shower room with three piece suite to include WC, wash hand basin and larger style shower cubicle with thermostatic shower. There is also a larger tiled bathroom off the hall.

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

ROOM DIMENSIONS

Lounge	7.67 m x 3.51 m / 25'2" x 11'6"
Bedroom 1	4.52 m x 2.69 m / 14'10" x 8'10"
Bedroom 2	4.52 m x 2.84 m / 14'10" x 9'4"
Ensuite	2.03 m x 1.60 m / 6'8" x 5'3"
Bathroom	2.51 m x 1.68 m / 8'3" x 5'6"

BURDENS

The property is in Band F of the Council Tax.

PRICE

Offers Over £165,000 should be lodged with Mactaggart & Company.

VIEWING

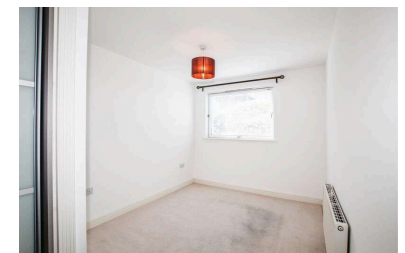
Tel: 01475 674628.

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.



espc

Ref:
E477424

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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