



Top Floor Flat

10 Anderson Court, Largs,
Offers Over £48000

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

10 Anderson Court is a centrally located second/top floor apartment which lies approximately half a mile from the centre of Largs with its wide range of amenities, shops, restaurants, train and bus terminals.

The property is presented in good neutral coloured internal order and would make an excellent first time buy or investment opportunity.

In detail, the accommodation on offer comprises a communal entrance hallway which leads to stairway access at the rear of the development. Upon entering the apartment, a reception hall with large walk-in storage cupboard opens to a front facing lounge/dining room with a picture window that has panoramic views over Largs to the hills beyond.

The kitchen also has views and is accessed from the lounge and is fitted with a range of wall and base units and large recessed larder cupboard. The freestanding appliances may be included in the sale.

The property has a rear facing double bedroom with built in wardrobe storage. A solid wood double bed frame is included in the sale. The bathroom is fitted with a three-piece suite to include an electric over bath shower and modern WC and wash hand basin.

In addition to the above, the property has double glazing, electric heating, residents parking for each apartment to the front and a well maintained communal drying green to the rear. The internal hallways are confirmed for redecoration in the near future, the seller has advance paid for this property's share of the costs.

ROOM DIMENSIONS

Lounge	5.21 m x 3.15 m / 17'1" x 10'4"
Kitchen	3.07 m x 1.70 m / 10'1" x 5'7"
Bedroom	3.71 m x 3.18 m / 12'2" x 10'5"
Bathroom	2.01 m x 1.70 m / 6'7" x 5'7"

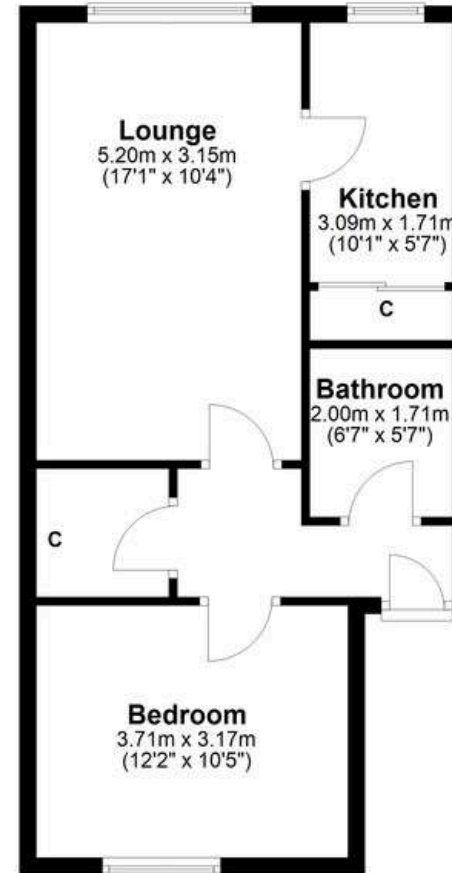
BURDENS

The property is in Band B of the Council Tax.



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Top Floor



PRICE

Offers Over £48000 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:
E477843

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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