



Second Floor Flat

28 Cumbrae Court, Largs, KA30 8LG  
Offers Over £99,000

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

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

# MACTAGGART & Co

## SITUATION

Cumrae Court is a modern development of forty three one and two bedroom apartments designed for independent retirement living for the over sixties, constructed by McCarthy and Stone in 2007. The development is positioned within yards of the seafront promenade with the centre of Largs and its wide range of amenities less than half a mile from the property including butchers, bakers, banks, hairdressers, restaurants and post office as well as Morrisons supermarket and local railway station with excellent transport links to the rest of Ayrshire coast and Glasgow City Centre.

Facilities within Cumrae Court include secure gated entry and parking, lift to all floors, residents laundry, lounge and guest suite. The development has a House Manager Monday to Thursday 8am - 3pm and an out of hours Careline alarm system. Number twenty eight is a favoured second floor apartment that enjoys excellent Firth of Clyde and promenade views from the lounge, kitchen and bedroom. In more detail the accommodation on offer comprises a secure gated entrance from Nelson Street that leads to a communal entrance hallway with residents lounge entered via an entry phone system. The entrance hall has both stair and lift access to the apartment. Upon entering, a reception hallway with walk in storage cupboard gives access to a bright lounge with a set of glazed French doors that open to a Paris balcony with elevated promenade and water views.

The kitchen is accessed from the lounge through a set of French doors and is fitted with a range of wall and base units with integrated appliances to include ceramic hob, oven, extractor and fridge. The freestanding fridge/freezer will be included in the sale. The apartment has a spacious double bedroom with ample built in wardrobe storage.

The modern shower room is fitted with a three piece suite to include WC, wash hand basin and larger style shower cubicle with electric shower. In addition to the above the property has double glazing, electric heating and secure gated residents parking in the grounds of the development. There is also bicycle and mobility scooter storage.

## ROOM DIMENSIONS

Lounge	7.98 m x 3.25 m / 26'2" x 10'8"
Kitchen	2.67 m x 2.34 m / 8'9" x 7'8"
Bedroom	6.40 m x 2.77 m / 21'0" x 9'1"
Bathroom	2.11 m x 1.73 m / 6'11" x 5'8"

## BURDENS

The property is in Band D of the Council Tax.

## PRICE

Offers Over £99,000 should be lodged with Mactaggart & Company.

## VIEWING

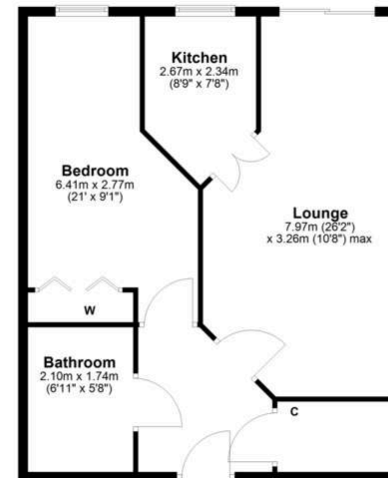
Tel: 01475 674628.

## 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.



Ref:  
E480297

## 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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