



Penthouse Flat

47 Castlebay Court, Largs, KA30 8DS
Offers Over £335,000

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

Ideally positioned in this iconic development of apartments adjacent to the shoreline and presented in walk in condition, 47 Castlebay Court is one of only three penthouse apartments within the development that enjoy stunning panoramic views of Largs, the Firth of Clyde, Cumbrae and Arran from many of the principal rooms and a fabulous external rooftop terrace. The property has four double bedrooms with master ensuite, semi open plan lounge and modern kitchen, main bathroom, garage and parking. The property's heating system has been upgraded as has the internal decoration. Castlebay Court is located less than a mile from the town centre with its wide range of amenities, shops, restaurants, train and bus terminals. In more detail the property is entered at ground level where a well maintained communal entrance hallway entered via secure entry phone system gives both stair and lift access.

On entering, a reception hallway with walk in storage cupboard gives access to all apartments. The lounge is a bright spacious room with a southerly aspect, laid on an L- shaped semi open plan basis to the dining room and kitchen. The lounge features a set of full height glazed windows and patio doors that open to a broad south facing terrace that takes full advantage of the fabulous panoramic views that the apartment has to offer. The terrace is partially laid with artificial turf. The kitchen is fitted with a range of modern wall and base units with integrated appliances to include ceramic hob, oven, extractor and fridge/freezer. The property has up to four bedrooms although the current owners use two of these as a further living room and study. The master bedroom has built in wardrobe storage and enjoys an ensuite shower room with suite to include WC, walk in shower area and his and hers wash hand basins with vanity unit. The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with electric over bath shower. The guest bedroom has sliding UPVC door access to the terrace.

In addition to the above the property has double glazing, upgraded electric heating, garage and additional parking within the grounds of the development Largs is a popular holiday destination and is becoming increasingly popular for those looking for a seaside home in a town with a good range of amenities and recreational facilities. The Largs Academy Campus (built 2018) incorporates Early Years Learning, Largs Primary and St Mary's Primary as well as the highly regarded Largs Academy. Inverclyde, Scotland's National Sport's centre has also recently been refurbished. The area has excellent travel links including Largs railway station, bus routes and easy access to the major road networks. There are many restaurants and hotels in the area, with the yacht marina and seafront being an attraction for many. Prestwick and Glasgow Airport offer regular flights throughout Britain, Ireland and Europe.

ROOM DIMENSIONS

Lounge	3.96 m x 4.90 m / 13'0" x 16'1"
Kitchen Dining Room	5.89 m x 3.33 m / 19'4" x 10'11"
Main Bedroom	4.19 m x 3.48 m / 13'9" x 11'5"
Ensuite	2.87 m x 2.62 m / 9'5" x 8'7"
Bedroom 2	3.84 m x 3.48 m / 12'7" x 11'5"
Bedroom 3	3.63 m x 3.33 m / 11'11" x 10'11"
Bedroom 4	3.28 m x 2.92 m / 10'9" x 9'7"
Bathroom	2.44 m x 3.33 m / 8'0" x 10'11"

BURDENS

The property is in Band F of the Council Tax.









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PRICE

Offers Over £335,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

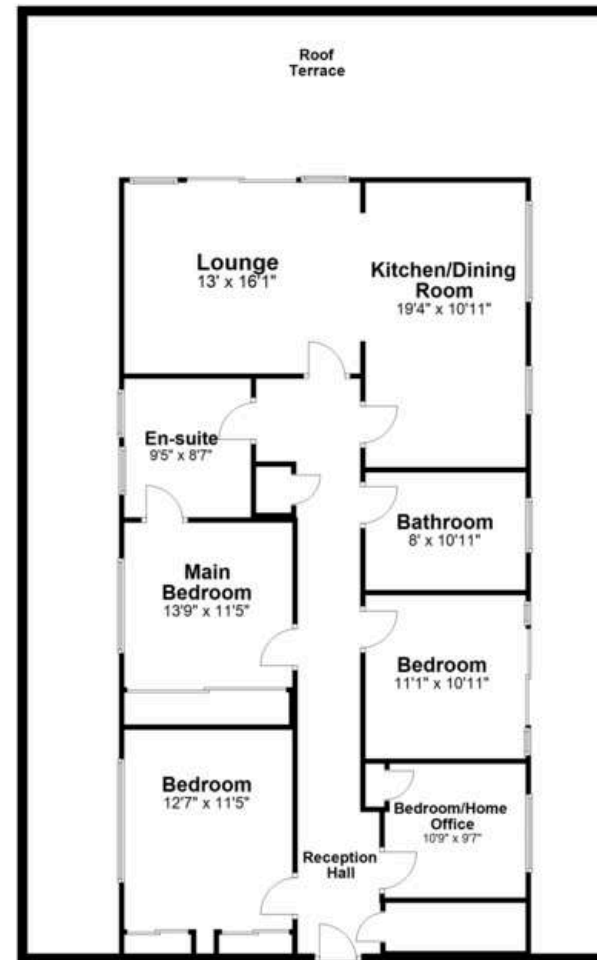
EPC RATING

F

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.

Top Floor



espc

Ref:
E482897

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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