



First Floor Flat

Flat C, Largs, KA30 8LD  
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

Ideally placed for ease of access to the town centre with its wide range of amenities, train and bus terminals and with the benefit of ample private parking within the grounds of the development, 17 Lindon Court, 9 Boyd Street is a well maintained first floor apartment that will hold appeal for a wide variety of clients. The property has accommodation to include reception hallway, lounge, recently refitted kitchen, two double bedrooms and shower room. In more detail the accommodation on offer comprises a well maintained communal reception hall entered via secure entry phone system. A reception hallway with storage cupboard gives access to a spacious lounge/dining room with doorway access to a recently refitted kitchen with integrated appliances. The property has two double bedrooms both with wardrobe storage. There is a shower room with three piece suite to include WC, wash hand basin and shower cubicle with electric shower. In addition to the above the property has double glazing, upgraded electric heating (2023), new pressurised boiler system and ample private parking in a courtyard to the rear of the development.

## PRICE

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

## VIEWING

Tel: 01475 674628.

## EPC RATING

D

## 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.



## ROOM DIMENSIONS

**Lounge** 5.69 m x 3.40 m / 18'8" x 11'2"

Add description of room

**Kitchen** 2.92 m x 2.34 m / 9'7" x 7'8"

Add description of room

**Bedroom 1** 3.66 m x 3.05 m / 12'0" x 10'0"

Add description of room

**Bedroom 2** 3.05 m x 2.69 m / 10'0" x 8'10"

Add description of room

**Shower Room** 2.18 m x 1.65 m / 7'2" x 5'5"

## BURDENS

The property is in Band D of the Council Tax.

espc

Ref:  
E484404

## 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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