



First Floor Flat

1/L, Largs, KA30 8DG
Offers Over £79,000

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 located for ease of access to Largs town centre with its wide range of amenities, shops, restaurants, train and bus terminals and presented in good internal and external order, 1/left, 17 Union Street is a spacious traditional first floor apartment that will hold broad appeal. The accommodation comprises reception hallway, lounge, dining kitchen, two bedrooms and shower room.

In more detail the accommodation on offer features a well maintained communal entrance hallway with stairway access to the apartment. Upon entering a reception hallway opens to a spacious south and west facing lounge with angled water views and living flame coal effect gas fire (not tested). To the rear of the reception hall there is a dining sized kitchen fitted with a range of wall and base units with breakfast bar, freestanding cooker and plumbing for a washing machine and dishwasher. The property has two bedrooms, one front and one rear facing. The current owner uses the smaller bedroom as a home office/study. The hallway also opens to a shower room fitted with a three piece suite to include WC, wash hand basin and shower cubicle.

In addition to the above the property has double glazing, gas central heating and a neatly maintained communal drying green to the rear of the development.

ROOM DIMENSIONS

Lounge	3.76 m x 4.06 m / 12'4" x 13'4"
Kitchen / Diner	3.43 m x 2.90 m / 11'3" x 9'6"
Bedroom / Office	3.43 m x 2.54 m / 11'3" x 8'4"
Bedroom	3.76 m x 2.69 m / 12'4" x 8'10"
Shower Room	1.17 m x 2.90 m / 3'10" x 9'6"

BURDENS

The property is in Band B of the Council Tax.

PRICE

Offers Over £79,000 should be lodged with Mactaggart & Company.

VIEWING

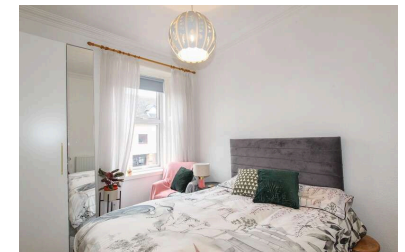
Tel: 01475 674628.

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.



Ref:
E484737

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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