



Second Floor Flat

53 Homemount House, Largs, KA30 9LS  
Offers Over £62,000

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

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



# MACTAGGART & Co

## SITUATION

Centrally located and within easy access of the town centre, local supermarket, train and bus terminals, 53 Homemount House is a well presented second floor apartment which has been upgraded to make an ideal home for someone looking for independent retirement living. The development itself was constructed in 1984 and consists of ninety one apartments with resident management staff, lift access, lounge, communal gardens and guest facilities.

In more detail the accommodation on offer comprises a communal entrance hallway entered via secure entry phone system which gives both stair and lift access to the apartment. Upon entering, a reception hall gives access to a spacious lounge/dining room.

A sliding door from the lounge opens to a kitchen fitted with a range of wall and base units with freestanding electric cooker which is included in the sale.

The apartment has a double bedroom with built in wardrobe storage and a modern shower room with three piece suite to include WC, wash hand basin and walk in shower with electric shower. In addition to the above the property has double glazing, upgraded electric heating and residents alarm with pull cords throughout the apartment as well as a pendant alarm.

Factoring Fees are approximately £1800 - £2000 per annum.

## ROOM DIMENSIONS

Lounge/Dining Room

5.31 m x 3.20 m / 17'5" x 10'6"

Kitchen

2.36 m x 2.21 m / 7'9" x 7'3"

Bedroom

5.31 m x 2.64 m / 17'5" x 8'8"

Shower Room

1.68 m x 2.21 m / 5'6" x 7'3"

## BURDENS

The property is in Band C of the Council Tax.

## PRICE

Offers Over £62,000 should be lodged with Mactaggart & Company.

## VIEWING

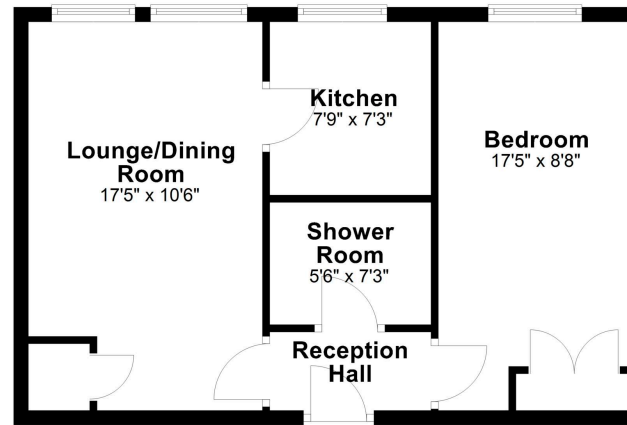
Tel: 01475 674628.

## EPC RATING

C

## 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.



espc

Ref:  
E485828

## 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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