



First Floor Flat

25 St. Columba Court, Largs, KA30 8DW
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

50% SHARED OWNERSHIP OR ABOVE OPPORTUNITY to purchase this centrally located first floor flat in a quiet residential area within a quarter of a mile of the town centre and seafront promenade. The property is presented in good internal and external order with accommodation to include lounge, kitchen, shower room and two double bedrooms. The property also benefits from parking to the rear of the development.

In more detail the accommodation on offer comprises a communal entrance hall with stairway access to the apartment. Upon entering a reception hallway with two storage cupboards gives access to a spacious lounge/dining room with walk in bay window. The kitchen is accessed from the reception hall and is fitted with a range of modern wall and base units with integrated appliances to include gas hob, oven and extractor. The free standing washing machine may be included in the sale. The apartment has two double bedrooms one with built in wardrobe storage and one with a recessed storage cupboard. There is a modern shower room with three piece suite to include WC, wash hand basin and larger style walk in shower cubicle with thermostatic shower.

In addition to the above the property has double glazing, gas central heating and residents parking to the rear of the development.

Currently fifty percent of the property is owned by the Cunninghame Housing Association. Any potential sharing owner must be interviewed by the association to ensure that they meet the qualifying criteria. The potential sharing owner can purchase fifty percent or above to a maximum of one hundred percent of the purchase price.

ROOM DIMENSIONS

Lounge / Dining Room

4.98 m x 3.73 m / 16'4" x 12'3"

Kitchen

3.40 m x 1.85 m / 11'2" x 6'1"

Bedroom 1

3.02 m x 3.73 m / 9'11" x 12'3"

Bedroom 2

4.09 m x 2.67 m / 13'5" x 8'9"

Shower Room

2.16 m x 1.96 m / 7'1" x 6'5"

BURDENS

The property is in Band D of the Council Tax.

PRICE

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

VIEWING

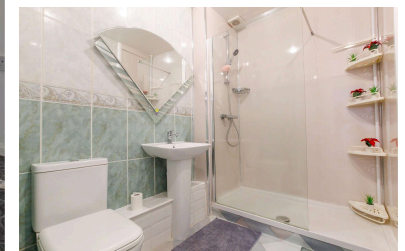
Tel: 01475 674628.

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 using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E487769

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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