



Second Floor Flat

12 Fernside, Largs, KA30 8QG
Offers Over £139,000

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

Positioned in this well maintained traditional development of apartments on this popular road well placed for ease of access to both the seafront promenade and town centre with its wide range of amenities, 12 Fernside is an immaculate second floor flat with a spacious internal layout that will hold broad appeal. In detail the accommodation on offer comprises a communal entrance hallway entered via secure entry phone system that gives stairway access to the apartment.

Upon entering, a reception hallway with a walk in store and a further storage cupboard gives access to a lounge/dining room spanning the full width of the flat. Two picture windows give excellent elevated views to the north and south of Largs. The kitchen is accessed from the lounge and is fitted with a range of wall and base units with appliances to include dishwasher, electric cooker, washing machine and fridge/freezer which are included in the sale. The property has three double bedrooms, two with built in wardrobe storage. All the bedrooms have excellent elevated views. There is a shower room fitted with a modern three piece suite to include WC, wash hand basin with vanity unit and shower cubicle with electric shower.

In addition to the above the property has double glazing, electric heating (recently fitted Fischer Aqua Efficient Boiler), residents parking and a garage located within a purpose built block to the rear of the development.

ROOM DIMENSIONS

Lounge	4.32 m x 3.66 m / 14'2" x 12'0"
Dining Room	3.66 m x 3.45 m / 12'0" x 11'4"
Kitchen	3.25 m x 2.31 m / 10'8" x 7'7"
Bedroom 1	3.25 m x 3.25 m / 10'8" x 10'8"
Bedroom 2	3.56 m x 3.25 m / 11'8" x 10'8"
Bedroom 3	3.25 m x 2.59 m / 10'8" x 8'6"
Shower Room	3.30 m x 1.88 m / 10'10" x 6'2"

BURDENS

The property is in Band D of the Council Tax.



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PRICE

Offers Over £139,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

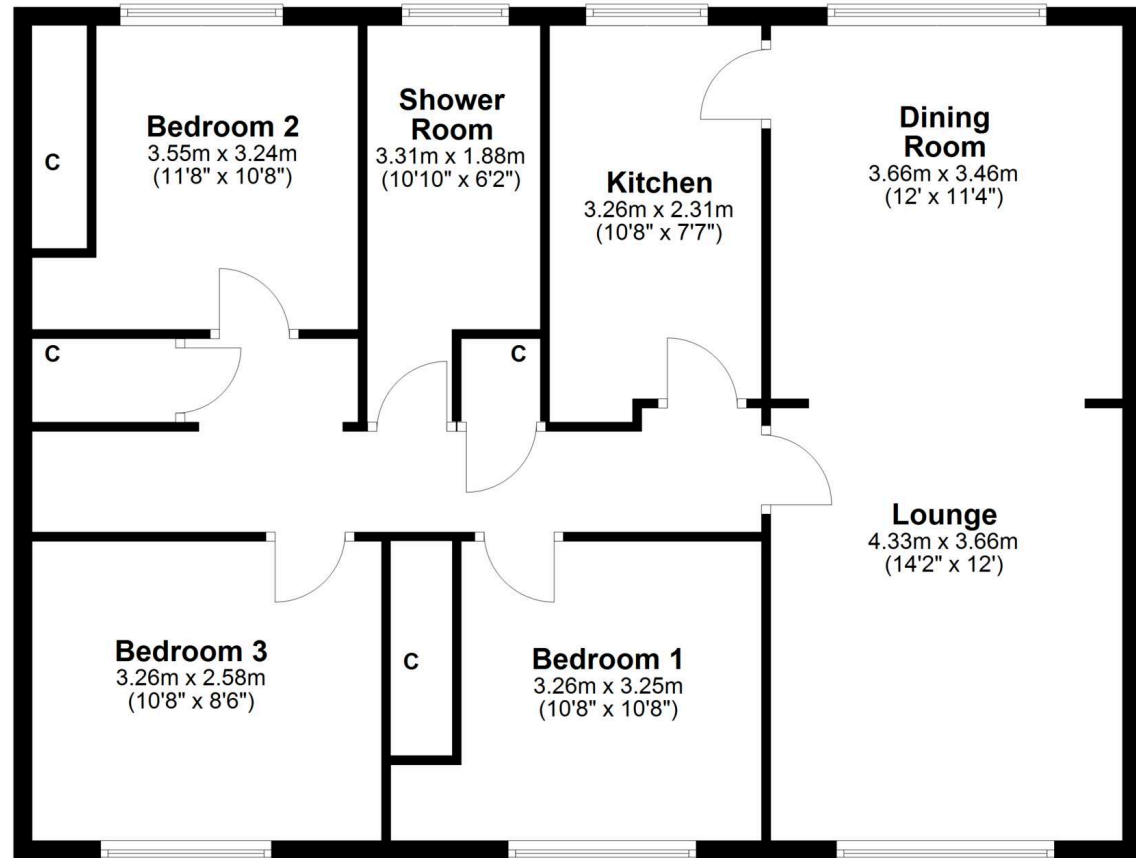
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NOTE:

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.

Second Floor

Approx. 105.1 sq. metres (1131.8 sq. feet)



Total area: approx. 105.1 sq. metres (1131.8 sq. feet)

espc

Ref:
E488842

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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