



Second Floor Flat

18 Castlebay Court, Largs, KA30 8DS  
Offers Over £185,000

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

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







# MACTAGGART & Co

## SITUATION

Castlebay Court is a notable residential development located on the south side of Largs, North Ayrshire, situated adjacent to the shoreline. This iconic complex comprises spacious apartments, many of which offer stunning, uninterrupted views of the Firth of Clyde, Cumbrae, and Arran. The development features a variety of apartment styles. Castlebay Court is renowned for its well-maintained communal gardens and offers amenities such as secure entry systems, lift access, and broad external balconies. Its prime location provides residents with easy access to Largs' town centre, which offers a wide range of shops, bars, restaurants, as well as train and bus terminals with regular services to Glasgow. Number 18 is an immaculate second floor apartment with excellent elevated views over the Firth of Clyde to the west from the lounge, living/dining room and broad external balcony.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system giving both stair and lift access to the apartment. Upon entering, a broad reception hallway with two large storage cupboards give access to a bright west facing lounge with access to a sheltered balcony. The lounge has original parquet flooring with underfloor heating and glazed door access to a sheltered balcony with excellent water views. The lounge is laid on an open plan basis to the dining/living room which also has fine water views. The kitchen is accessed from the reception hallway and dining room and is fitted with a range of modern wall and base units with integrated appliances to include ceramic hob, oven, extractor, integrated washer/dryer, fridge and freezer as well as a freestanding dishwasher. The property has three spacious double bedrooms with two of the bedrooms having built in wardrobe storage. One of the bedrooms could easily form a home office/study as required.

The apartment has a modern four piece bathroom to include WC, wash hand basin, bath and shower cubicle in addition to a separate WC/cloakroom. In addition to the above the property has double glazing and electric heating. There is ample parking within the landscaped grounds of the development.

## ROOM DIMENSIONS

**Living/Dining Room**

3.35 m x 3.43 m / 11'0" x 11'3"

**Lounge**

3.61 m x 5.44 m / 11'10" x 17'10"

**Kitchen**

3.35 m x 2.69 m / 11'0" x 8'10"

**Bedroom 1**

3.91 m x 4.95 m / 12'10" x 16'3"

**Bedroom 2**

3.56 m x 3.15 m / 11'8" x 10'4"

**Bedroom 3**

3.56 m x 2.49 m / 11'8" x 8'2"

**Bathroom**

2.69 m x 1.88 m / 8'10" x 6'2"

## BURDENS

The property is in Band E of the Council Tax.



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## PRICE

Offers Over £185,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

## EPC RATING

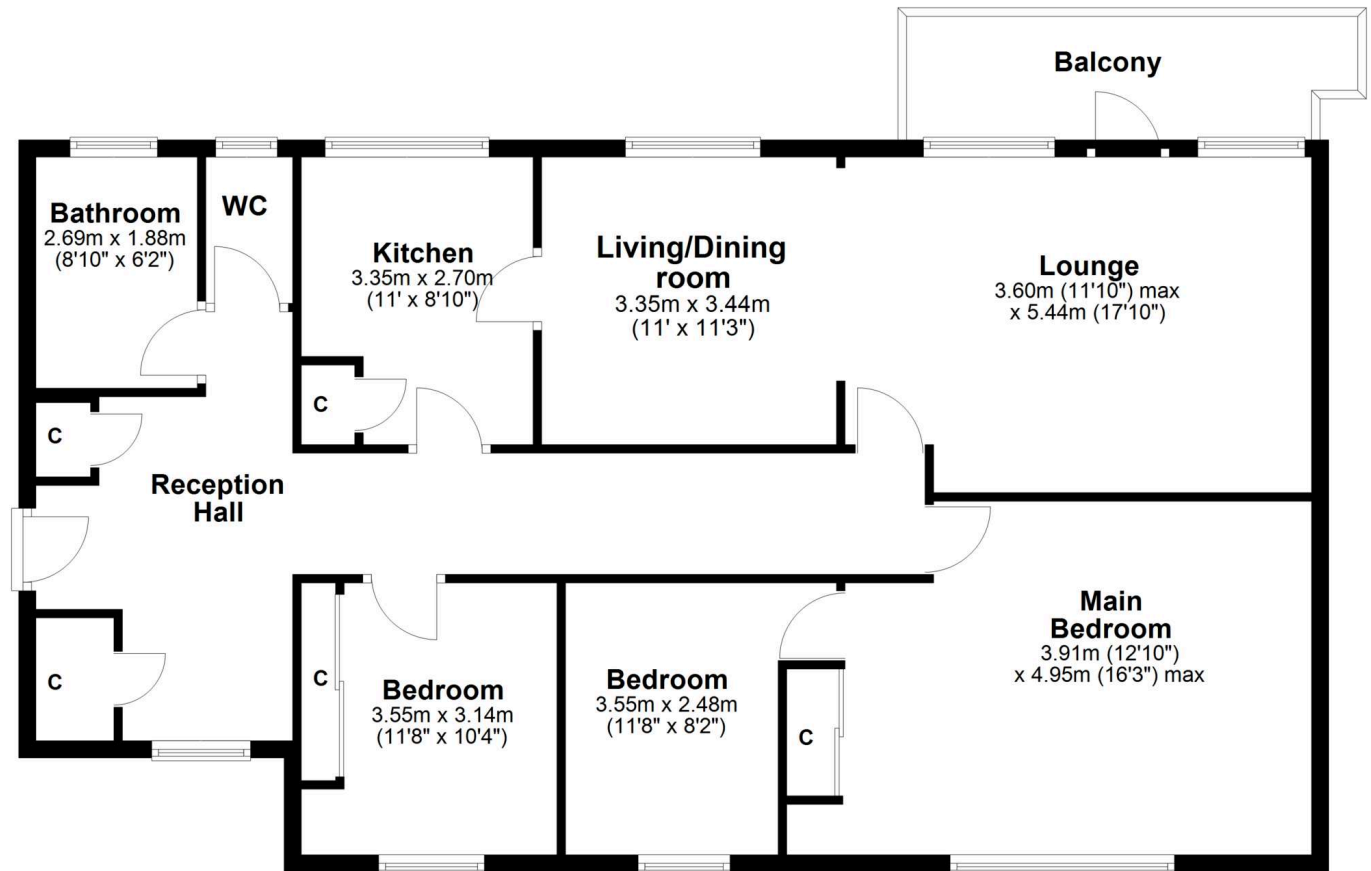
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## NOTE:

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. 116.8 sq. metres (1257.2 sq. feet)



Total area: approx. 116.8 sq. metres (1257.2 sq. feet)

espc

Ref:  
E490528

## 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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