



First Floor Flat

11 Underbank, Largs, KA30 8SS  
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

Located in this development of modern apartments on the north side of Largs, adjacent to the shoreline and with the seafront promenade and town centre also within easy reach, 11 Underbank is a first floor apartment positioned in a block of only six units which will hold appeal for a broad range of clients. The property is presented in good internal order with new carpeting and sliding patio door access to a sheltered balcony with a southerly aspect and Firth of Clyde views. The property further benefits from a garage in a purpose built block within the development.

In more detail the accommodation comprises a communal entrance hallway entered via security entry phone system that gives stairway access to the apartment. Upon entering, a reception hallway opens to a spacious lounge/dining room with a set of glazed patio doors which lead to a sheltered south facing external balcony. The kitchen is accessed from the lounge and is fitted with a range of wall and base units with integrated electric hob, oven and extractor. The freestanding washing machine and fridge/freezer may be included in the sale. The property has a double bedroom with built in wardrobe storage and a bathroom fitted with a three piece suite to include WC, wash hand basin and bath with electric over bath shower.

In addition to the above the property has double glazing, electric heating and a garage located within a block in the development.

## ROOM DIMENSIONS

|          |                                  |
|----------|----------------------------------|
| Lounge   | 5.72 m x 3.30 m / 18'9" x 10'10" |
| Kitchen  | 3.18 m x 1.78 m / 10'5" x 5'10"  |
| Bedroom  | 3.81 m x 3.05 m / 12'6" x 10'0"  |
| Bathroom | 2.26 m x 1.78 m / 7'5" x 5'10"   |

## 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

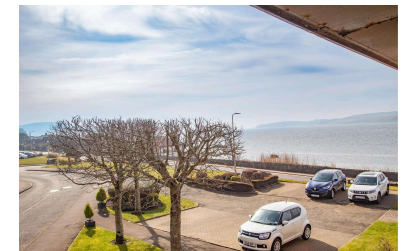
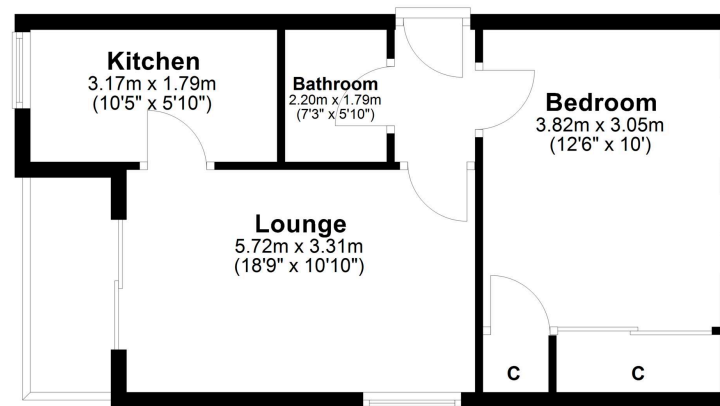
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## NOTE:

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.

## First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



espc

Ref:  
E491371

## 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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