



Commercial

2 Bellmans Close, Largs, KA30 8AP  
Fixed Price £120,000

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

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

# MACTAGGART & Co

## SITUATION

Positioned in the heart of Largs and within yards of all the town's amenities including the seafront promenade, train and bus terminals, 2 Bellmans Close is a traditional first floor flat presented to the market in good internal order. Please note that currently the property is used as a commercial office and cannot be purchased as a residential dwelling until change of use is applied for and granted. The accommodation on offer comprises a communal entrance hallway giving access to the apartment. Upon entering, an set of double-levered external doors leads to to a reception hallway. The dining kitchen is fitted with a range of older style wall and base units with integrated gas hob, electric oven and freestanding fridge which may be included in the sale there is also plumbing for a washing machine behind the fridge. The lounge is a bright, spacious room with a walk in turret that gives excellent elevated views of Largs Main Street. The property has two double bedrooms and a bathroom fitted with a three piece suite to include WC, wash hand basin and bath. In addition to the above the property has gas central heating and a dedicated parking space included on the title to the rear of the development.

## ROOM DIMENSIONS

|           |                                  |
|-----------|----------------------------------|
| Lounge    | 5.16 m x 4.09 m / 16'11" x 13'5" |
| Kitchen   | 4.88 m x 2.95 m / 16'0" x 9'8"   |
| Bedroom 1 | 5.51 m x 2.97 m / 18'1" x 9'9"   |
| Bedroom 2 | 3.63 m x 2.92 m / 11'11" x 9'7"  |
| Bathroom  | 3.00 m x 1.60 m / 9'10" x 5'3"   |

## PRICE

Fixed Price £120,000 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.



espc

Ref:  
E491380

## 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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