



9 CRAIG HILL COURT, FAIRLIE, LARGS, KA29 0BF

🛏 2 BED 🚿 2 BATH 🚻 1 PUBLIC

Located within the highly desirable coastal village of Fairlie, 9 Craighill Court is an immaculate recently constructed first-floor flat with partial sea views across the Firth of Clyde. Fairlie is a charming and well-regarded village on the Ayrshire coast a short distance to the south of Largs known for its marina, coastal walks and excellent transport links, including a railway station providing regular services to Largs, Ayr and Glasgow. The village offers a range of local amenities and a relaxed seaside lifestyle, making it a popular location for a wide range of buyers. The property itself offers well-proportioned accommodation comprising a spacious lounge/kitchen/dining room, bathroom and two double bedrooms with the main bedroom having an en-suite shower room.

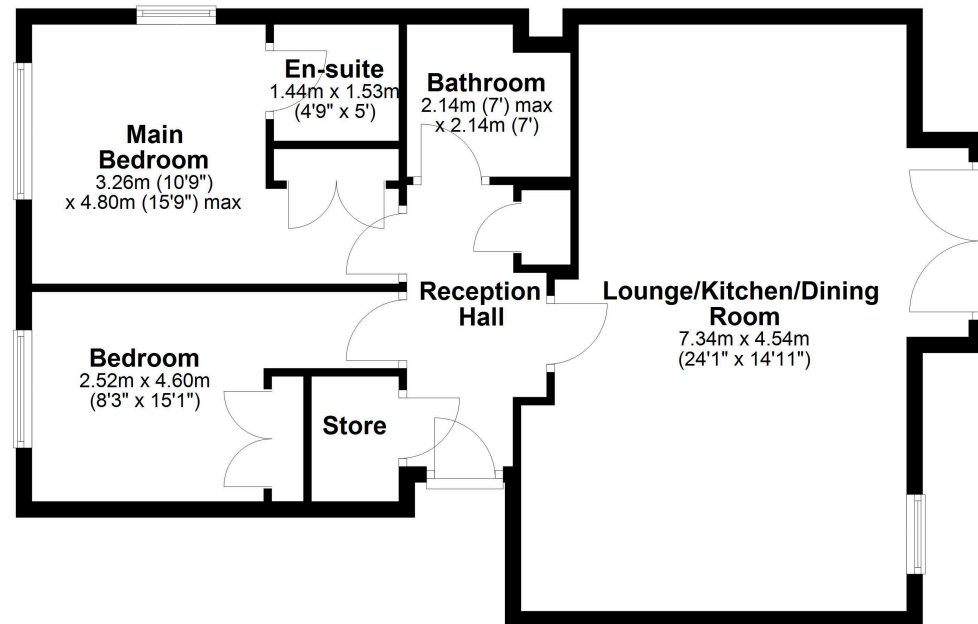
In more detail the flat is accessed via a well-maintained communal entrance hall, entered through a security entry phone system with stairway access leading to the first floor. Upon entering, a reception hall with two storage cupboards provides access to all apartments. The reception hall opens into a bright and spacious lounge which is laid on an open-plan basis to the dining kitchen, creating an ideal space for both everyday living and entertaining. The dining kitchen is fitted with a range of modern wall and base units with integrated appliances to include oven, ceramic hob, extractor, fridge freezer, dishwasher and washer dryer. Partial sea views are enjoyed from both the lounge and kitchen. The property offers two well-proportioned double bedrooms, both with built-in storage. The principal bedroom has access to an en-suite shower room fitted with a three-piece suite comprising WC, wash hand basin and shower cubicle. The main bathroom is fitted with a WC, bath and wash hand basin.

In addition to the above the property benefits from gas central heating and double glazing throughout. Externally, there is a communal car park surrounding the development providing both allocated and visitor parking.

ENERGY RATING: B

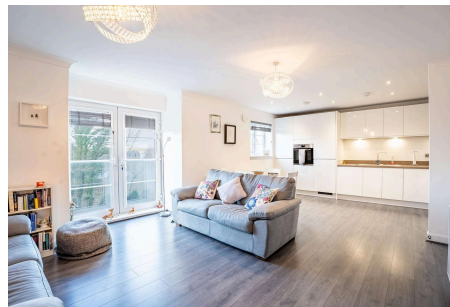
COUNCIL TAX: D

## Floor Plan



Total area: approx. 78.0 sq. metres (840.0 sq. feet)

## 9 Craighill Court, Fairlie



## 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 a guarantee. 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 mains 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.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



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