



MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650

75 Main Street, Largs KA30 8AJ

GROUND FLOOR FLAT

2 NINIAN STREET, MILLPORT KA28 0EB

Offers Around £90,000

MACTAGGART & Co

GROUND FLOOR FLAT

2 NINIAN STREET,
MILLPORT KA28 0EB

Offers Around £90,000

TYPE OF PROPERTY & SITUATION:

The sale of 2 Ninian Street presents an excellent opportunity to acquire a 2 bedroom ground floor flat with in a converted detached house situated in an excellent residential location on Millport. The property is in immaculate order throughout and internal inspection is recommended to fully appreciate the quality of accommodation offered for sale.

Kitchen: 3.5M x 3.3M

Double glazed UPVC door leading to the newly fitted kitchen fully fitted with cooker, larder fridge and dishwasher. Laminate flooring throughout.

Lounge: 5M x 3M

Laminate flooring, Electric radiator heating throughout, double glazed window.

Bedroom 1: 5.5M x 3.5M

Double sized bedroom Double glazed bay window overlooking rear gardens. with Electric radiator heating

Bedroom 2: 4M x 2M

Entered from the living area. Double glazed window overlooking gardens.

Shower Room:

Double tiled shower cubicle with multi spray modern shower, pedestal wash hand basin and w.c. Fully tiled shower area.

GARDENS:

South facing patio area with B-B-Q. Washhouse and store.

Private parking.

Included in this sale is share of large garden suitable for development.

AMENITIES:

Washhouse Utility Room / Store: Plumbed for automatic washing machine.

The property is double glazed and benefits from an electric water boiler radiator heating system.

BURDENS:

The property is in Band A of the Council Tax

EPC:

Band F

ENTRY:

By arrangement.

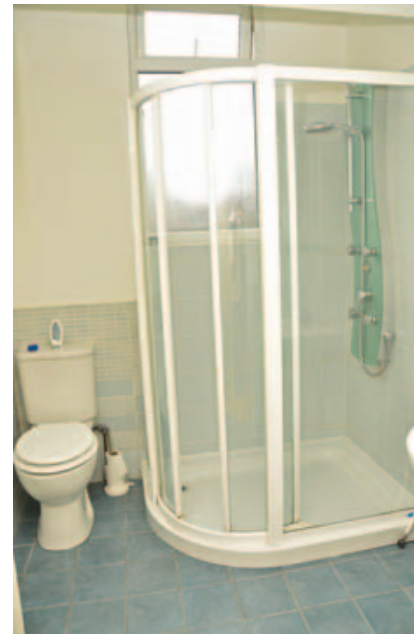
PRICE:

Offers Around £90,000 should be lodged with Mactaggart & Company.

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 taken using a sonic measuring device and their accuracy is not guaranteed.



GSPC

GSPC DISCLAIMER

GSPC Ref: 222487

Produced by Property Print 0800 027 2930

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.

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650

75 Main Street, Largs KA30 8AJ