



Flat - Duplex

23 Curlinghall, Largs, KA30 8LA
Offers Over £165,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

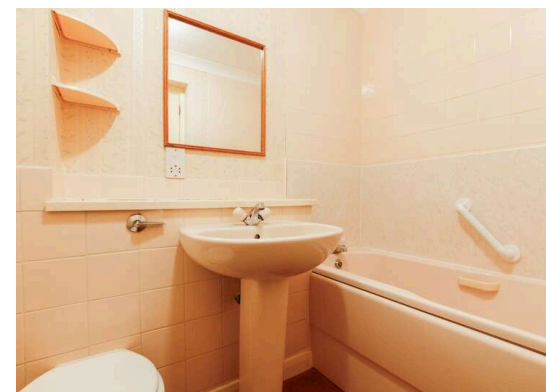
Located in this ever popular development of apartments and townhouses adjacent to the seafront and offering spacious accommodation over two levels this duplex apartment will hold broad appeal. The property has private main door entry, angled Firth of Clyde views and three double bedrooms with master ensuite. The development at Curlinghall is located on the north side of Largs approximately three quarters of a mile from the town centre with its wide range of amenities, train and bus terminals.

In more detail the accommodation on offer comprises an entrance vestibule with stairway access to the main landing on the first floor. An inner reception hallway opens to a bright, spacious lounge/dining room with a set of sliding patio doors that overlook the central gardens of the development. The kitchen is accessed from the hall and is fitted with a range of wall and base units with integrated electric hob, oven and extractor. The remaining freestanding white goods may be included in the sale. The property has three double bedrooms. The master bedroom is located on the main level and has built in wardrobe storage including access to an en suite shower room with a three piece suite to include WC, wash hand basin and shower cubicle with electric shower. There are a further two double bedrooms on the upper level.

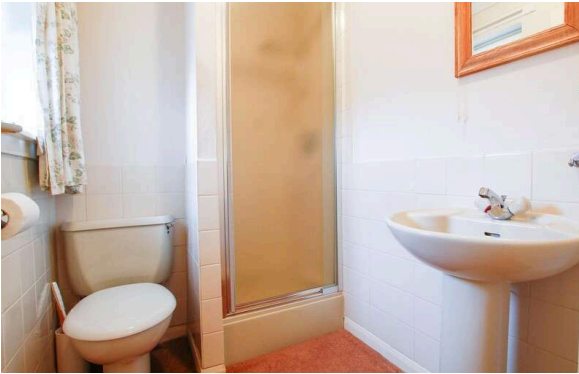
In addition to the above the property has double glazing, electric heating, loft storage and ample parking within the grounds of the development.

ROOM DIMENSIONS

Lounge	7.11 m x 4.06 m / 23'4" x 13'4"
Kitchen	3.15 m x 2.03 m / 10'4" x 6'8"
Bedroom 1	3.23 m x 3.15 m / 10'7" x 10'4"
Ensuite	1.75 m x 1.40 m / 5'9" x 4'7"
Bedroom 2	3.58 m x 3.51 m / 11'9" x 11'6"
Bedroom 3	3.61 m x 3.18 m / 11'10" x 10'5"
Bathroom	1.42 m x 1.30 m / 4'8" x 4'3"



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PRICE

Offers Over £165,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

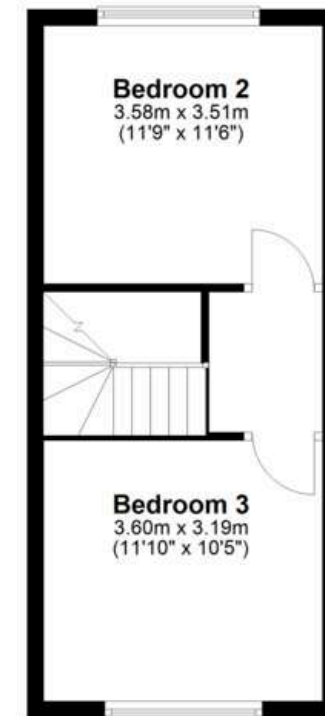
NOTE:

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.

First Floor



Second Floor



ēspc

Ref:
E481841

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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