



22 St. Columba Court
Largs, KA30 8DW

Offers over £98,000



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CLOSING DATE FOR OFFERS SET:
12:00PM TUESDAY 11TH MARCH.
FULL OR 50% SHARED OWNERSHIP
AVAILABLE.
OFFERS TO REFLECT DESIRED
OWNERSHIP.

Robert Duff Estate Agents are delighted to bring to the market 22 St Columba Court. This centrally located ground floor main door flat in a quiet residential area is very close to the town centre and promenade and all the town amenities. This two bedroomed property is presented in excellent internal and external condition with accommodation of hall, lounge, kitchen, shower room, two double bedrooms and plenty of storage throughout.

In addition to the above the property has double glazing, gas central heating and residents parking to the rear of the development. New combi boiler installed in 2023.

Currently fifty percent of the property is owned by the Cunninghame Housing Association. Any potential sharing owner must be interviewed by the association to ensure that they meet the qualifying criteria. The potential sharing owner can purchase fifty percent or above to a maximum of one hundred percent of the purchase price. For part ownership potential buyers will be required to pay a monthly rent to the Housing association.

EPC = C
COUNCIL TAX BAND = D

Hall
17'6 x 3'8 (5.33m x 1.12m)





Lounge
13'7 x 11' (4.14m x 3.35m)

Kitchen
8'9 x 10' (2.67m x 3.05m)

Shower room
6'8 x 6'8 (2.03m x 2.03m)

Bedroom One
10' x 11'7 (3.05m x 3.53m)

Bedroom Two
7'9 x 9'8 (2.36m x 2.95m)

Outside



Floor Plan

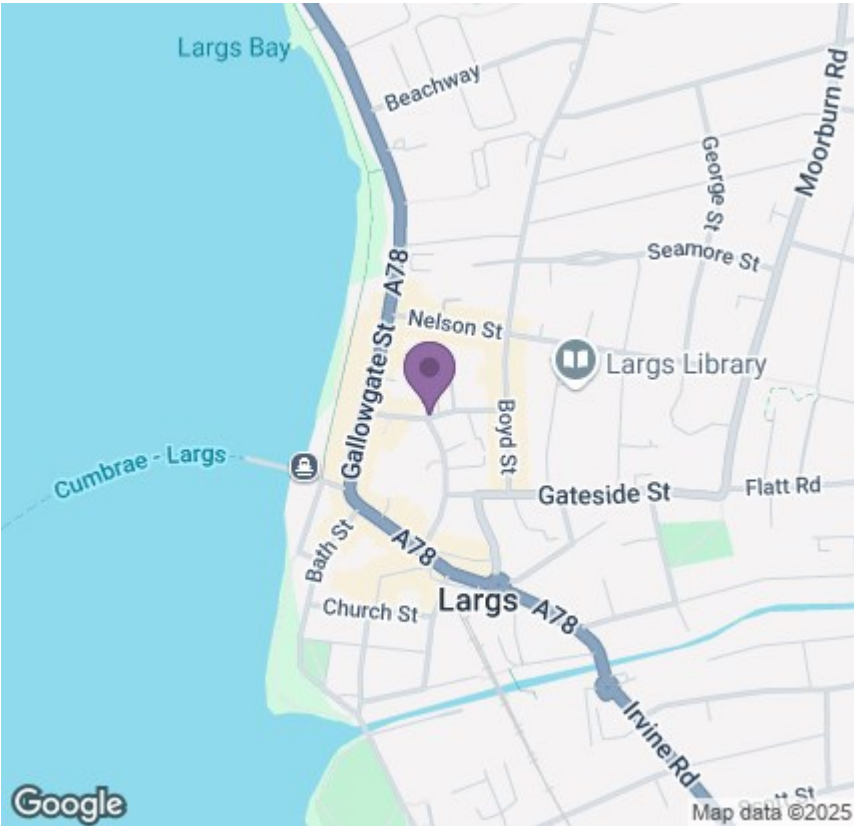


Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

