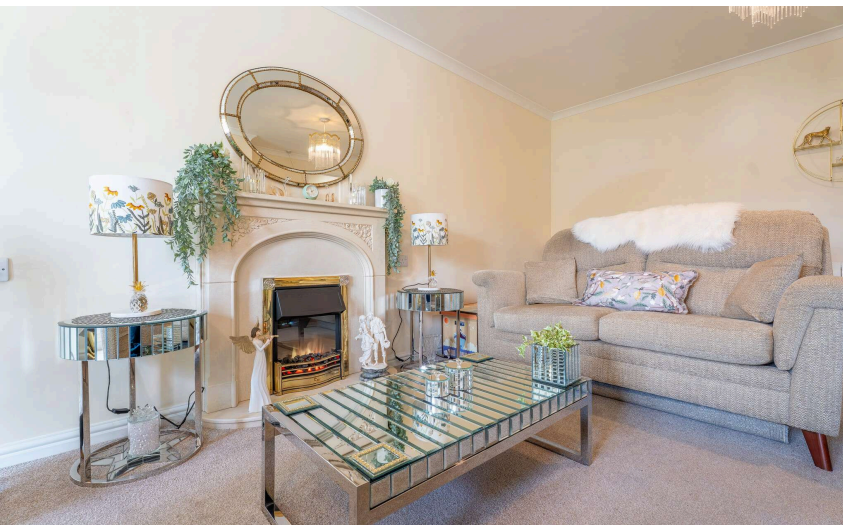




37 CUMBRAE COURT, LARGS, KA30 8LG

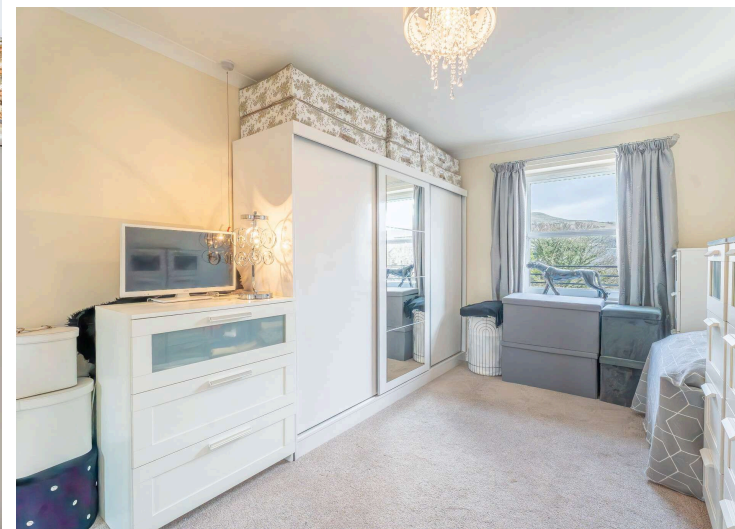
🛏 2 BED 🚿 1 BATH 🚻 1 PUBLIC



Cumrae Court is a modern purpose built development located within yards of the seafront promenade and town centre comprising forty three apartments designed for independent retirement living and constructed by McCarthy & Stone in 2007. Residents are accepted at sixty years of age with the complex having a House Manager, residents lounge, guest suite, laundry, secure gated parking and pedestrian entry. The development has both stair and lift access to all flats. Thirty seven Cumrae Court is one of the rarer two bedroom apartments presented to the market in excellent internal order. The property is located on the top floor of the development accessed by both lift and stairs.

In more detail the accommodation is accessed via a secure entry phone system. Upon entering, a residents lounge gives lift access to the top floor of the development. A reception hallway with two large storage cupboards leads to all rooms to include a bright spacious lounge/dining room with Paris balcony overlooking the courtyard below and to the hills beyond. The lounge has French door access to the kitchen which is fitted with a range of modern wall and base units with integrated appliances to include ceramic hob, oven, fridge/freezer and washing machine. The apartment has two double bedrooms with both rooms having built in wardrobe storage. The main bedroom features a Paris balcony affording elevated views to the hills beyond. The shower room is fitted with a modern white three piece suite to include WC, wash hand basin and shower cubicle with electric shower.

In addition to the above, the property has double glazing, upgraded electric heating and warden alarm system. There is ample secure parking in the courtyard within the grounds of the development.



KEY FEATURES



Walk in condition



Two bedrooms



Close to seafront



Residents car park



Lift access



Retirement property



ENERGY RATING: C

COUNCIL TAX: E

GET IN TOUCH

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Third Floor



Total area: approx. 75.5 sq. metres (812.6 sq. feet)

37 Cumbrae Court, Largs

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.