



40 CASTLE BAY COURT, LARGS, KA30 8DS

 3 BED  1 BATH  1 PUBLIC

Occupying a second floor position within the highly regarded Castle Bay Court development, this bright and spacious apartment is presented in excellent internal and external condition. The property benefits from both stair and lift access and offers generously proportioned accommodation throughout, comprising a reception hall, lounge and dining room laid on an open plan basis, fitted kitchen, three double bedrooms, modern shower room and a walk in storeroom. The property further benefits from a garage with electric remote controlled door. Castle Bay Court enjoys a desirable location on the south side of Largs, adjacent to the shoreline, convenient for the town centre, seafront promenade, railway station and the wide range of amenities available within the town, including shops, supermarkets, restaurants, cafés and leisure facilities.

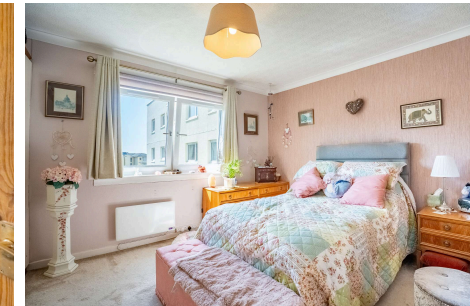
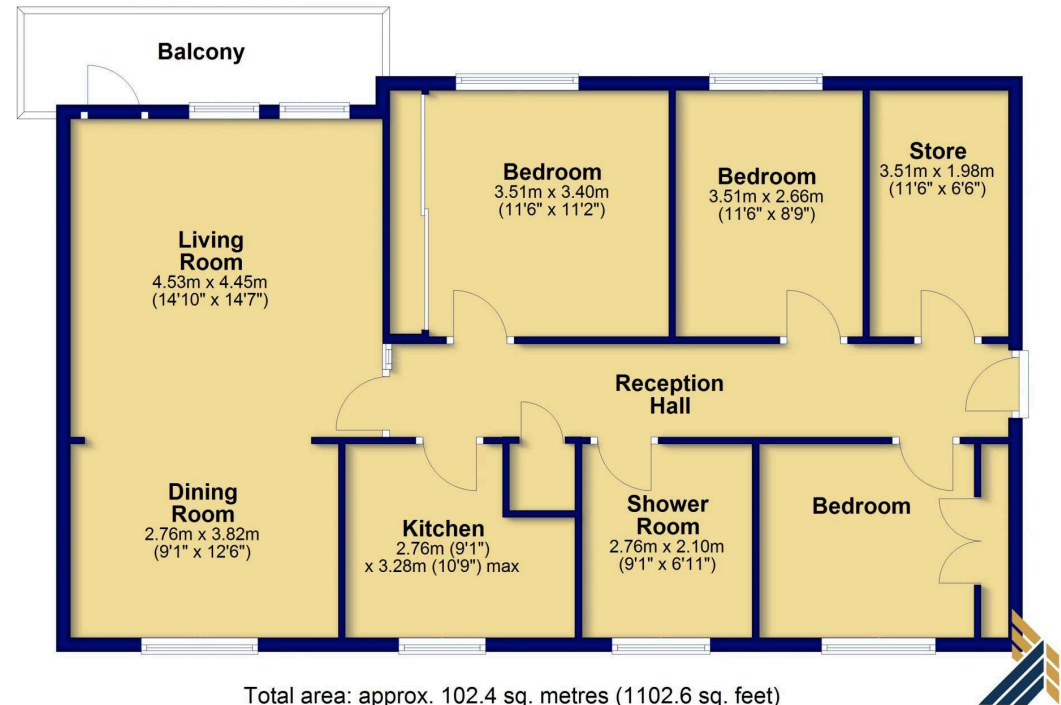
In further detail, on entering the development, there is both stair and lift access to the property. A reception hall, incorporating a storage cupboard and walk in store, gives access to all principal apartments. The bright and spacious lounge is laid on an open plan basis to the dining room and features access to a broad, sheltered, south facing balcony with panoramic views, providing outdoor seating and taking full advantage of daylight and sunshine throughout much of the day. The kitchen is fitted with a range of modern wall and base units with integrated ceramic hob, oven and extractor. The freestanding fridge/freezer and washing machine may be included in the sale. The fully tiled shower room is fitted with a modern three piece suite comprising WC, wash hand basin with vanity unit and shower cubicle. There are three double bedrooms. Two of the bedrooms have built in wardrobe storage. The third bedroom offers flexibility and could equally be utilised as a home office or study if required.

In addition to the above, the property benefits from upgraded electric heating and double glazing, with all windows having been replaced with the exception of the lounge windows. There is a private garage, located within block to the rear of the development with electric remote controlled door, shared storage cupboard on the main landing and additional residents and visitor parking available.

ENERGY RATING: D

COUNCIL TAX: E

Second Floor



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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