



First Floor Flat

28 Strathclyde House, SKELMORLIE, PA17 5AN  
Fixed Price £157,000

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

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



# MACTAGGART & Co

## SITUATION

Located in this small development designed for independent living and presented in excellent internal order, 28 Strathclyde House is an immaculate first floor apartment presented to the market in walk in condition. Strathclyde House forms part of the Pilgrims Friend Society group which comprises fifty six one and two bedroom apartments for clients over the age of fifty that uphold an ethos and values sympathetic to the Christian faith. The development is positioned within landscaped gardens and broad terraces which offer panoramic views of the Firth of Clyde, the isle of Bute and Arran in the west.

The development also features the popular Clyde kitchen restaurant which is open to residents and the general public seven days a week. The main centre of Largs to the south and Wemyss Bay a short distance to the north both have a direct regular train service to Glasgow. In more detail the accommodation on offer comprises a communal reception hallway entered via secure entry phone system giving both stair and lift access to the apartment. Upon entering, a reception hallway opens to a spacious lounge/dining room with Firth of Clyde views.

The kitchen is fitted with a range of modern wall and base units and integrated oven, ceramic hob and extractor. The kitchen is plumbed for a washing machine. The property has two double bedrooms both with water views. The master bedroom enjoys a modern three piece en-suite shower room. The main bathroom is fitted with a three piece suite to include WC, wash hand basin with vanity unit and bath with over bath mixer shower. In addition to the above the property has double glazing, gas central heating and ample parking within the grounds of the development.

## ROOM DIMENSIONS

Lounge / Dining Room	4.75 m x 6.88 m / 15'7" x 22'7"
Kitchen	2.11 m x 3.12 m / 6'11" x 10'3"
Bedroom 1	2.95 m x 3.68 m / 9'8" x 12'1"
Bedroom 2	3.28 m x 3.10 m / 10'9" x 10'2"
Bathroom	1.98 m x 2.46 m / 6'6" x 8'1"
Ensuite	2.06 m x 1.83 m / 6'9" x 6'0"

## BURDENS

The property is in Band E of the Council Tax.

## PRICE

Fixed Price £157,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

## EPC RATING

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### 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.



espc

Ref:  
E468874

### 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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