



Top Floor Flat

Flat 2 Gallowgate Street, LARGS, KA30 8LX
Offers Over £65,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Positioned yards from Largs seafront promenade and enjoying direct views of the Firth of Clyde to Cumbrae and Arran in the west from the lounge, and both bedrooms, 44 Gallowgate Street is a traditional top floor apartment presented in good order that will hold broad appeal. 44 Gallowgate Street is ideally placed for ease of access to all local amenities and the train and bus terminals with a regular direct service to Glasgow are approximately a quarter of a mile from the apartment. The property is entered from the rear of the main building via an external stairway.

A communal entrance vestibule gives doorway access to the apartment. An internal stair opens to an inner reception hall which leads to a spacious lounge/dining room with views over the attractive cobbled square below to the promenade and the Firth of Clyde, Cumbrae and Arran. The property has two bedrooms, both enjoying Firth of Clyde views and a bathroom fitted with a three piece suite to include WC, wash hand basin and bath. The kitchen is fitted with a range of wall and base units with free standing cooker that may be included in the sale. In addition to the above the apartment has recently replaced double glazing, recently renewed boiler, communal lawned gardens and drying green to the rear of the property.

ROOM DIMENSIONS

Lounge	5.79 m x 3.38 m / 19'0" x 11'1"
Kitchen	2.21 m x 2.62 m / 7'3" x 8'7"
Bedroom 1	2.79 m x 2.59 m / 9'2" x 8'6"
Bedroom 2	2.79 m x 3.18 m / 9'2" x 10'5"
Bathroom	1.78 m x 1.96 m / 5'10" x 6'5"

BURDENS

The property is in Band A of the Council Tax.

PRICE

Offers Over £65,000 should be lodged with Mactaggart & Company.

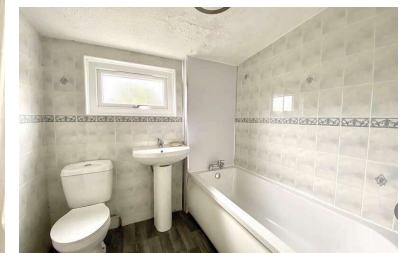
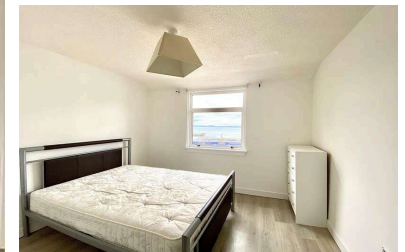
VIEWING

Tel: 01475 674628.

EPC RATING C

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.



espc

Ref:
E469449

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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