



Ground Floor Flat

5 Homemount House, LARGS, KA30 9LS
Offers Over £69,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Occupying a favourable ground floor location in this small development of apartments designed for independent retirement living and well placed for ease of access to the town centre, local shopping and Morrisons supermarket, 5 Homemount House is a fabulous flat presented to the market in truly walk in condition. The property has accommodation to include reception hall, lounge, double bedroom, modern kitchen and shower room.

The development has an on-site manager, residents lounge, guest suite and residents laundry room. In more detail the accommodation on offer comprises a communal entrance hallway, entered via secure entry phone system. On entering the apartment, a reception hallway with a walk in storage cupboard gives access to a bright lounge/dining room with a full height window and door opening to an external paved terrace with views to the hills beyond.

The lounge also gives access to a kitchen fitted with a range of wall and base units with integrated oven and ceramic hob.

The freestanding dishwasher, washing machine and fridge/freezer are included in the sale. The property has a recently refitted shower room fitted with a three piece suite to include WC, wash hand basin with vanity unit and walk in shower cubicle with electric shower. There is a well proportioned double bedroom with built in wardrobe storage also enjoying views to the hills. In addition to the above the property has double glazing, upgraded electric heating and residents parking within the grounds of the development.

ROOM DIMENSIONS

Lounge / Dining Room	5.54 m x 2.95 m / 18'2" x 9'8"
Kitchen	2.39 m x 2.26 m / 7'10" x 7'5"
Bedroom	5.13 m x 2.64 m / 16'10" x 8'8"
Shower Room	1.55 m x 2.26 m / 5'1" x 7'5"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £69,000 should be lodged with Mactaggart & Company.

VIEWING

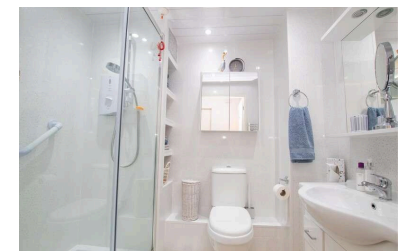
Tel: 01475 674628.

EPC RATING

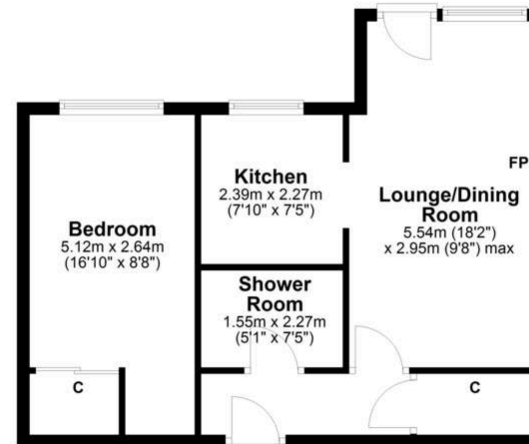
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NOTE:

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 using a sonic measuring device and their accuracy is not guaranteed.



Ground Floor
Approx. 45.2 sq. metres (486.8 sq. feet)



Ref:
E473175

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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