



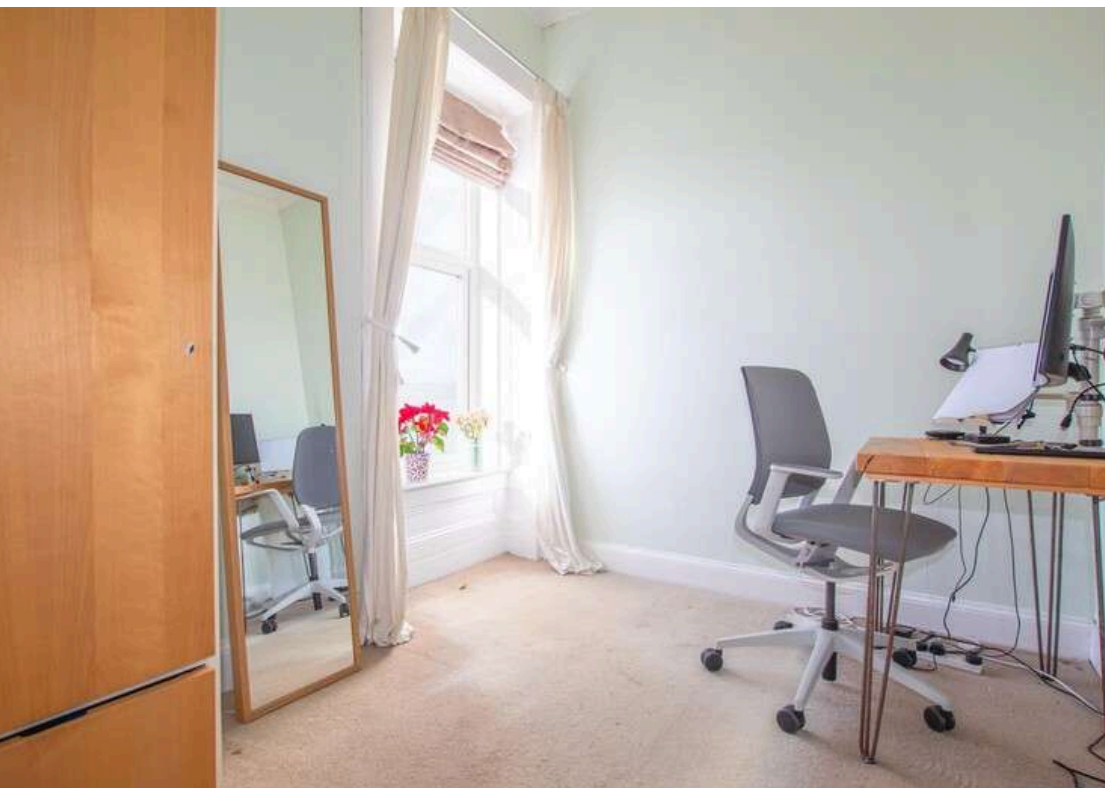
First Floor Flat

1/1 1 Allanton Park Terrace, LARGS, KA29 0AW  
Offers Over £165,000

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

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





# MACTAGGART & Co

## SITUATION

Sitting in a glorious position yards from a small sandy beach in the ever popular coastal village of Fairlie and enjoying fabulous panoramic views over the beach to the Firth of Clyde, Cumbrae and Arran in the west, 1 Allanton Park Terrace is a rarely available traditional blonde sandstone first floor apartment presented to the market in good internal and external order. The property shares its entrance with only one other flat and has allocated gardens to the rear in addition to private road access to the front.

The property is well placed for ease of access to all of the village amenities including a local village inn and mainline train station with direct links to Largs and Glasgow to the north. In more detail the accommodation on offer comprises an entrance vestibule which gives stairway access to spacious reception hallway. The hallway gives access to the dining kitchen with butchers block work surfaces and is fitted with a range of wall and base units with integrated appliances to include induction hob, oven, microwave, fridge, freezer, dishwasher and washing machine.

The kitchen is laid on a semi open plan basis to the lounge which is accessed through a set of glazed French doors also allowing it fine water views. The lounge features a living flame coal effect gas fire and has fabulous panoramic coastal views from a full height bay window. The property has two bedrooms, one front facing with water views and one rear facing.

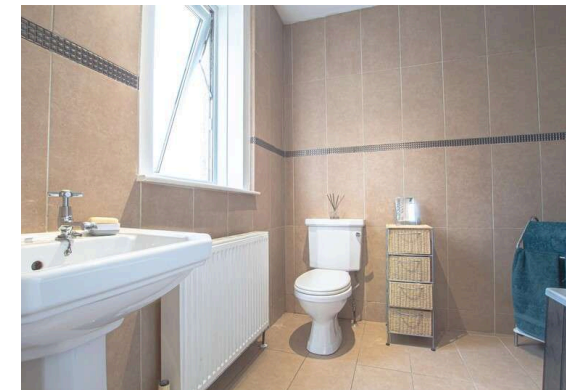
A doorway to the rear of the kitchen opens to an inner hallway with storage cupboard and access to a study/home office with water views and a bathroom with three piece suite to include WC, wash hand basin and bath with over bath mixer shower. In addition to the above the property has double glazing, gas central heating, communal drying green and an allocated garden area to the rear of the property. The apartment has private access to part of the private road at the front of building.

## ROOM DIMENSIONS

Reception Hall	3.51 m x 3.18 m / 11'6" x 10'5"
Lounge	5.89 m x 3.84 m / 19'4" x 12'7"
Dining Kitchen	3.84 m x 3.84 m / 12'7" x 12'7"
Bedroom 1	2.62 m x 3.18 m / 8'7" x 10'5"
Bedroom 2	2.31 m x 3.18 m / 7'7" x 10'5"
Study	2.08 m x 1.27 m / 6'10" x 4'2"
Bathroom	2.46 m x 2.24 m / 8'1" x 7'4"

## BURDENS

The property is in Band B of the Council Tax.





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## PRICE

Offers Over £165,000 should be lodged with Mactaggart & Company.

## VIEWING

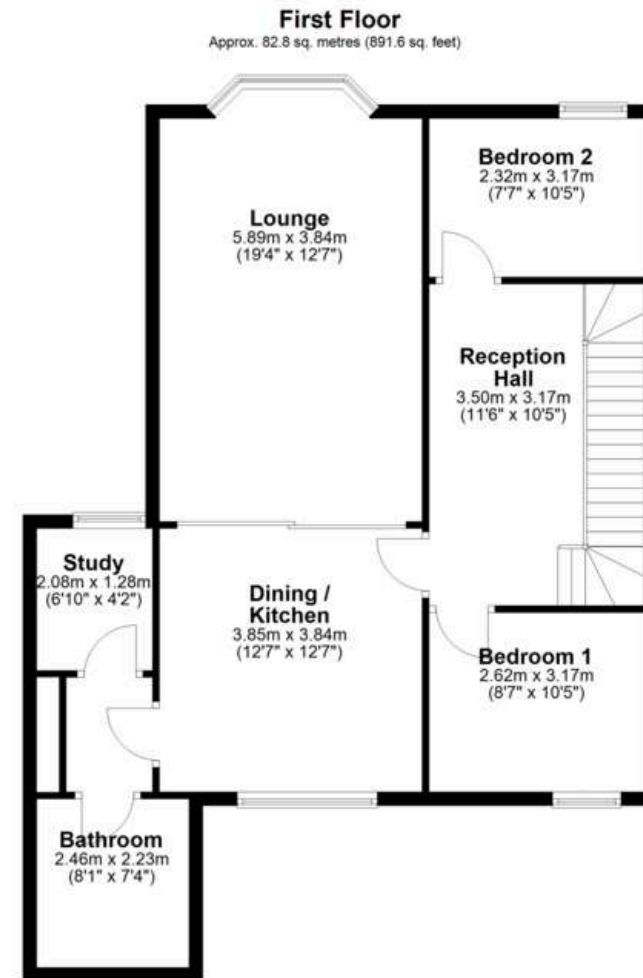
Tel: 01475 674628.

## 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.



Total area: approx. 82.8 sq. metres (891.6 sq. feet)

espc

Ref:  
E473637

## 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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