



First Floor Flat

1/R 150 Main Street, LARGS, KA30 8JN  
Offers Over £79,000

**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 central position within yards of Largs town centre with its wide range of amenities, shops restaurants, train, bus terminals and with the seafront promenade also within easy reach, 150 Main Street is a traditional blonde sandstone fronted flat that has been extensively upgraded and modernised by the current owner to make a unique home full of charm and character.

The apartment is presented in walk in condition with accommodation to include broad reception hall with plumbed utility cupboard, lounge, kitchen, shower room and two bedrooms with the main bedroom having access to a walk in wardrobe. In more detail the accommodation on offer comprises a communal entrance hallway with stairway access to the apartment. Upon entering, a spacious reception hallway with a plumbed utility cupboard also opens to a front facing lounge with bay window and real fireplace.

The lounge has views towards the highly anticipated opening of the Marks and Spencer Simply Food store to the front. The kitchen is laid on an open plan basis to the lounge and is fitted with a range of wall and base units with solid walnut work surfaces and integrated appliances to include induction hob, oven, extractor, instant boiling tap and freestanding Smeg fridge/freezer which may be included in the sale. The property has two bedrooms, one front and one rear facing.

The rear facing double bedroom features a walk in wardrobe. The shower room is accessed from the reception hallway and is fitted with a three piece suite to include WC, wash hand basin and walk in shower area with multi-function shower and rainfall head. In addition to the above the property has double glazing, gas central heating, stripped timber floors and internal doors. There is a communal drying to the rear of the building.

## ROOM DIMENSIONS

Lounge / Kitchen	5.31 m x 3.56 m / 17'5" x 11'8"
Bedroom 1	3.15 m x 3.73 m / 10'4" x 12'3"
Bedroom 2	4.01 m x 2.54 m / 13'2" x 8'4"
Shower Room	3.15 m x 3.73 m / 10'4" x 12'3"

## BURDENS

The property is in Band A of the Council Tax.

## PRICE

Offers Over £79,000 should be lodged with Mactaggart & Company.

## VIEWING

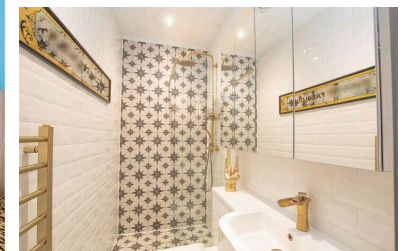
Tel: 01475 674628.

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



espc

DISCLAIMER

Ref:  
E473640

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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