

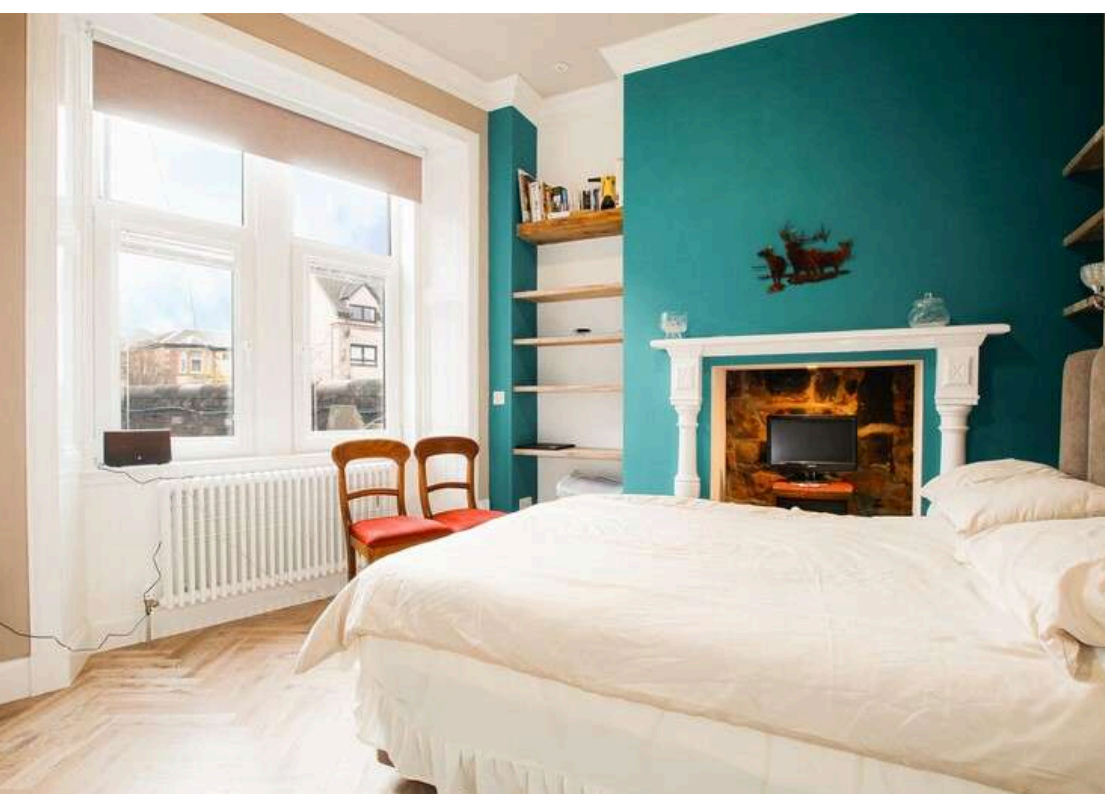


Ground Floor Flat

1 Ground Right Sandringham, Largs, KA30 8BT
Offers Over £99,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Located in a preferred ground floor position in this iconic development of red sandstone tenement apartments and presented to the market in walk in condition, G/R, 1 Sandringham is a fabulous flat that would make an ideal home or investment opportunity. The development itself is positioned yards from the shoreline and is within a quarter of a mile from Largs town centre with its wide range of amenities, shops, restaurants, train and bus terminals. In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system.

Upon entering, a reception hallway gives access to a spacious lounge with turret style bay window with fine southerly aspects to the Gogo Burn, the Firth of Clyde, Cumbrae and Arran to the west. The lounge is laid on a semi open plan basis to the kitchen which is fitted with a range of modern wall and base units with integrated gas hob, oven, extractor and fridge freezer.

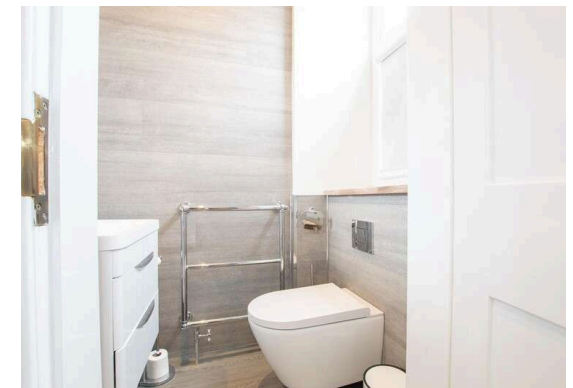
The property has a rear facing double bedroom with built in wardrobe storage and doorway access to an En-suite WC and wash hand basin. There is also a useful walk-in cupboard off the hallway which accommodates a washing machine / tumble dryer as well as central heating boiler and a line of coat hooks. The apartment has a modern shower room fitted with a three piece suite to include WC, wash hand basin and larger style walk in shower cubicle with thermostatic shower. In addition to the above the property has double glazing, gas central heating and a communal drying green to the rear of the development.

ROOM DIMENSIONS

Lounge	2.97 m x 4.90 m / 9'9" x 16'1"
Kitchen	2.21 m x 4.52 m / 7'3" x 14'10"
Bedroom	3.40 m x 3.12 m / 11'2" x 10'3"
Shower Room	2.57 m x 1.27 m / 8'5" x 4'2"

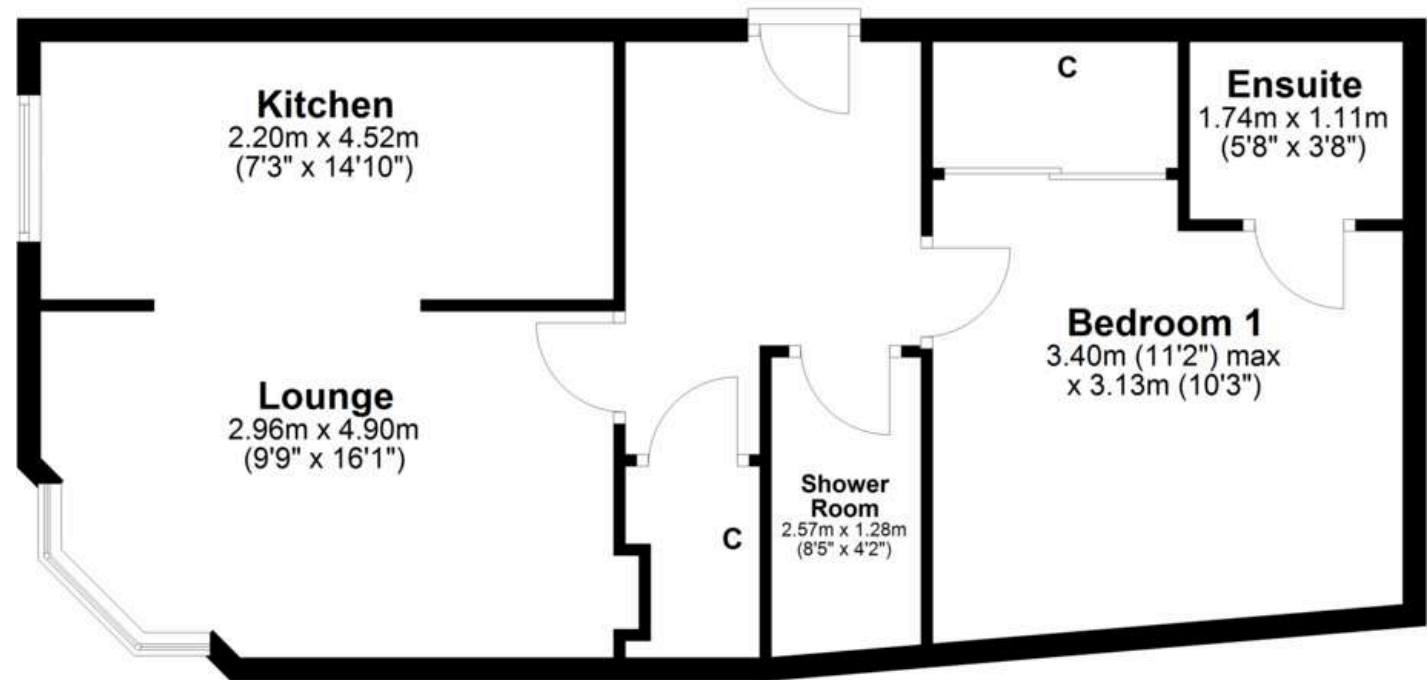
BURDENS

The property is in Band C of the Council Tax.



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Ground Floor



PRICE

Offers Over £99,000 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.

ēspc

Ref:
E475270

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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