



Top Floor Flat

2/R, Largs, KA30 8HN  
Offers Over £59,000

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

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

# MACTAGGART & Co

## SITUATION

Centrally located in a quiet cul de sac setting in this established development of traditional apartments on the south side of the town within a quarter of a mile from the seafront and with the centre of Largs also within easy reach, 5 2/R Kelburn Court is a top floor flat presented in excellent internal order that would make an ideal first time purchase or investment opportunity.

The property has accommodation to include lounge, double bedroom, dining kitchen and shower room. The property has double glazing and upgraded electric heating.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway with stairway access to the apartment. Upon entering, a reception hall with storage cupboard gives access to a bright lounge with full width picture window giving elevated views over the town. The dining kitchen is fitted with a range of wall and base units with plumbing for a washing machine and freestanding appliances which may be included in the sale. The double bedroom has built in wardrobe storage and a walk in store. There is a modern shower room fitted with a three piece suite to include WC, wash hand basin and larger walk in shower cubicle with electric shower.

In addition to the above the property has double glazing, upgraded electric heating and parking within the grounds of the development. The furniture may also be included in the sale.

## ROOM DIMENSIONS

Lounge	4.29 m x 3.91 m / 14'1" x 12'10"
Kitchen	5.08 m x 2.77 m / 16'8" x 9'1"
Bedroom 1	3.91 m x 2.95 m / 12'10" x 9'8"
Shower Room	1.93 m x 1.57 m / 6'4" x 5'2"

## BURDENS

The property is in Band A of the Council Tax.

## PRICE

Offers Over £59,000 should be lodged with Mactaggart & Company.

## VIEWING

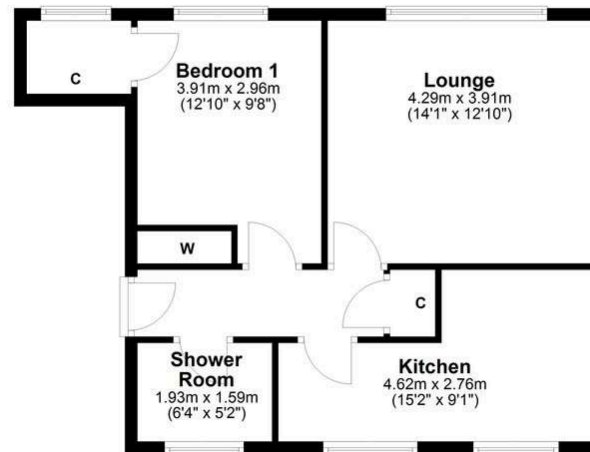
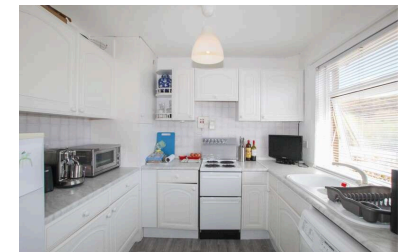
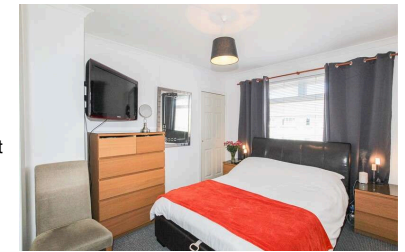
Tel: 01475 674628.

## 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

Ref:  
E475774

## 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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