



First Floor Flat

1/L, Largs,  
Offers Over £55,000

**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 and within easy reach of both the seafront promenade and town centre with its wide range of amenities, shops, restaurants, train and bus terminals, 45 Nelson street is a spacious first floor flat that would make an ideal first time purchase.

The property is located on the corner of Nelson Street and Boyd Street and has angled water views from a walk in bay window in the lounge.

The accommodation on offer comprises a communal entrance hallway with stairway access to the apartment. Upon entering, a reception hallway with walk in store opens to a lounge with bay window and fireplace.

The dining kitchen is fitted with a range of wall and base units with range cooker, extractor and washing machine.

The property has one bedroom and study off the kitchen as well as a shower room fitted with a three piece suite to include WC, wash hand basin, and shower cubicle with electric shower.

In addition to the above the property has double glazing, gas central heating and solid oak flooring in the dining kitchen.

## ROOM DIMENSIONS

|             |                                  |
|-------------|----------------------------------|
| Lounge      | 3.71 m x 3.68 m / 12'2" x 12'1"  |
| Kitchen     | 5.23 m x 3.33 m / 17'2" x 10'11" |
| Bedroom     | 4.09 m x 3.05 m / 13'5" x 10'0"  |
| Study       | 2.64 m x 1.78 m / 8'8" x 5'10"   |
| Shower Room | 2.41 m x 1.17 m / 7'11" x 3'10"  |

## BURDENS

The property is in Band A of the Council Tax.

## PRICE

Offers Over £55,000 should be lodged with Mactaggart & Company.

## VIEWING

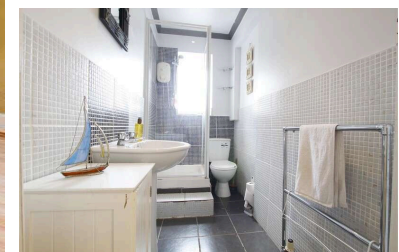
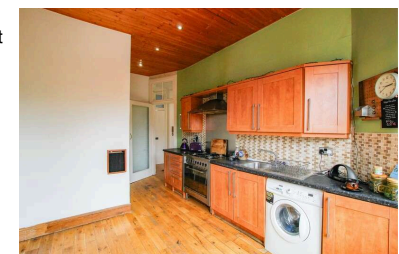
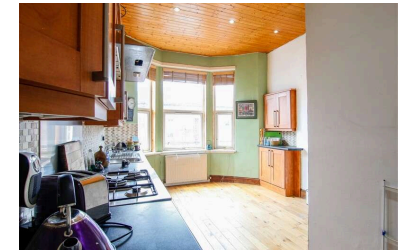
Tel: 01475 674628.

## 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.



espc

Ref:  
E478148

## 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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