



Second Floor Flat

17 Castlebay Court, Largs,
Offers Over £170,000

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 this iconic development of apartments adjacent to the shoreline and within easy reach of the town centre with its wide range of shops, restaurants, train and bus terminals with a regular service to Glasgow, 17 Castlebay Court is a large style second floor flat that will hold broad appeal.

The property is presented in good internal order with accommodation to include reception hall, lounge, dining room, external balcony, three double bedrooms, bathroom and garage. In more detail the accommodation comprises a well maintained communal entrance hall entered via secure entry phone system giving both lift and stair access to the apartment. Upon entering, a central reception hallway with large walk in store gives access to a spacious lounge laid on a semi open plan basis to a dining room.

The lounge has a glazed UPVC door opening to a broad south facing, covered balcony with angled Firth of Clyde views. The kitchen is fitted with a range of wall and base units with real butchers block work surfaces and integrated appliances to include ceramic hob, double oven, extractor and fridge. The freestanding dish washer, tumble dryer and washing machine may be included in the sale.

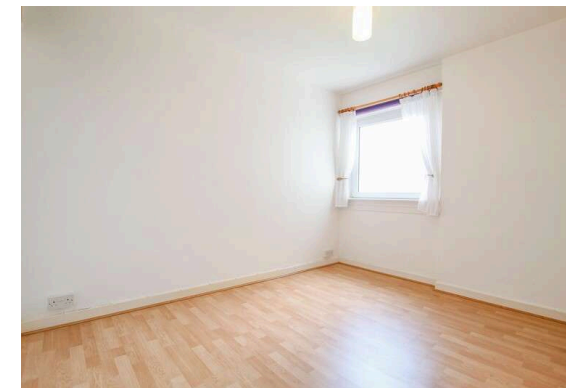
The property has three double bedrooms all with built in storage and a bathroom fitted with a three piece suite to include WC, wash hand basin and corner bath with electric over bath shower. In addition to the above the property has double glazing, electric heating, a garage and further resident and visitor parking within the grounds of the development.

ROOM DIMENSIONS

Lounge	4.42 m x 4.37 m / 14'6" x 14'4"
Dining Room	3.71 m x 2.77 m / 12'2" x 9'1"
Kitchen	3.33 m x 2.77 m / 10'11" x 9'1"
Master Bedroom	4.29 m x 2.97 m / 14'1" x 9'9"
Bedroom 2	3.48 m x 2.97 m / 11'5" x 9'9"
Bedroom 3	3.10 m x 2.77 m / 10'2" x 9'1"
Bathroom	3.10 m x 2.77 m / 10'2" x 9'1"

BURDENS

The property is in Band E of the Council Tax.



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PRICE

Offers Over £170,000 should be lodged with Mactaggart & Company.

VIEWING

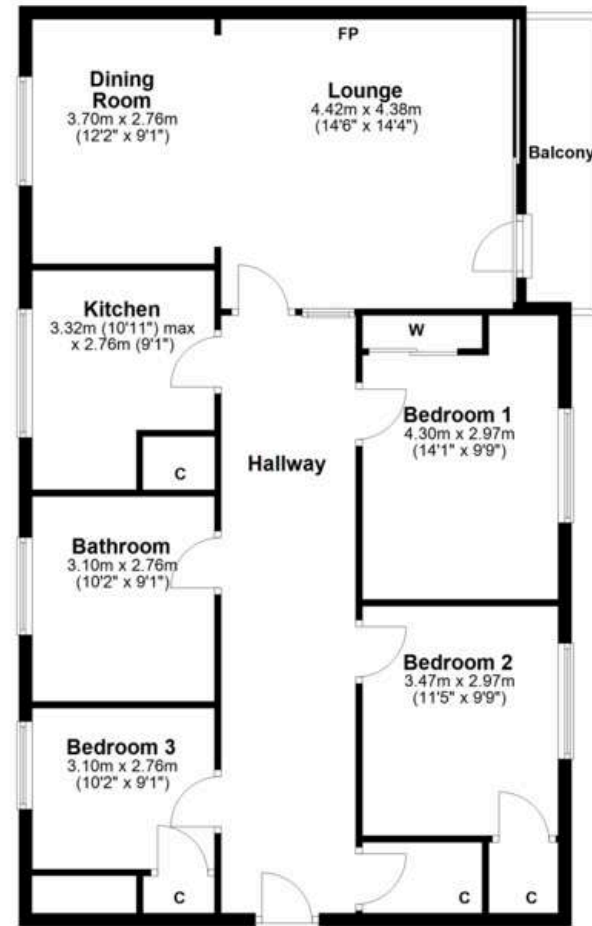
Tel: 01475 674628.

EPC RATING

E

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:
E478388

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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