



First Floor Flat

26 Brisbane Street, Largs, KA30 8QN
Offers Over £125,000

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 on this ever popular avenue within yards of Largs seafront promenade and within half a mile of the town centre with its wide range of shops, restaurants, train and bus terminals and presented in good internal and external condition, 26 Brisbane street is a superb upper quarter villa of generous internal proportion that will hold appeal for a broad sector of the market.

In detail the accommodation on offer comprises an entrance hallway giving stairway access to an inner reception hall with access to a walk in store. The lounge is a bright front facing apartment with a walk in bay window. The property has two double bedrooms, one front and one rear facing. The kitchen is fitted with a range of wall and base units finished in oak with integrated, gas hob, oven and extractor. The remaining freestanding appliances may be included in the sale.

The bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with overhead shower.

In addition to the above the property has double glazing, gas central heating a communal monobloc and chipped driveway and private enclosed rear gardens. The rear gardens have a southerly aspect with an area of lawn, a chipped area and borders of seasonal shrubs and flowers.

ROOM DIMENSIONS

Lounge	4.32 m x 3.53 m / 14'2" x 11'7"
Kitchen	3.45 m x 3.05 m / 11'4" x 10'0"
Bedroom 1	4.14 m x 3.35 m / 13'7" x 11'0"
Bedroom 2	3.35 m x 3.35 m / 11'0" x 11'0"
Bathroom	1.91 m x 1.83 m / 6'3" x 6'0"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £125,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

C

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.



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.

Ref:
E479454

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