



Top Floor Flat

2/R, Largs, KA30 9JF  
Offers Over £39,000

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

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

# MACTAGGART & Co

## SITUATION

109 Nelson Street is an immaculate top floor apartment centrally located in this traditional block, well placed for ease of access to the town centre with its wide range of amenities and also to the seafront promenade. The apartment is presented to the market in walk in order and would make an excellent first time purchase or investment opportunity. In detail the accommodation on offer comprises a communal entrance hallway which gives stairway access to the apartment. Upon entering, a reception hallway opens to a bright lounge laid on an open plan basis to a modern kitchen fitted with a range of wall and base units with breakfast bar and integrated appliances to include ceramic hob, oven, extractor and freestanding fridge and washing machine which may be included in the sale. The property has a double bedroom and a modern shower room fitted with a three piece suite to include WC, wash hand basin and larger style walk in shower cubicle with electric shower. In addition to the above the property has double glazing, electric heating and neatly maintained communal gardens and drying green to the rear of the development.

## ROOM DIMENSIONS

|             |                                  |
|-------------|----------------------------------|
| Lounge      | 4.19 m x 3.30 m / 13'9" x 10'10" |
| Kitchen     | 2.44 m x 2.41 m / 8'0" x 7'11"   |
| Bedroom     | 2.90 m x 2.06 m / 9'6" x 6'9"    |
| Shower Room | 2.49 m x 1.35 m / 8'2" x 4'5"    |

## BURDENS

The property is in Band C of the Council Tax.

## PRICE

Offers Over £39,000 should be lodged with Mactaggart & Company.

## VIEWING

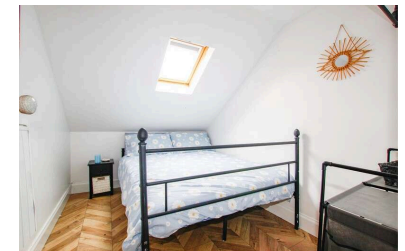
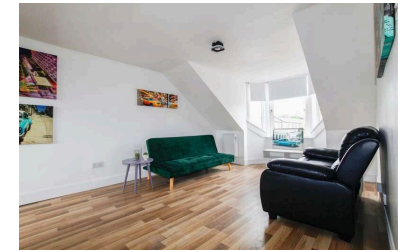
Tel: 01475 674628.

## 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 taken using a sonic measuring device and their accuracy is not guaranteed.



Ref:  
E479554

## 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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