



Ground Floor Flat

G/R, Largs, KA30 8HN
Offers Over £67,000

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 in this cul de sac setting within yards of the seafront and with the centre of Largs with its wide range of amenities also within easy reach, 3 Kelburn Court is an immaculate traditional ground floor apartment presented to the market in walk in condition that would make an ideal purchase or investment opportunity for clients of all age ranges.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway which gives access to an inner reception hall with storage cupboard.

The reception hall opens to a bright front facing lounge with wall mounted coal effect electric fire. The breakfasting kitchen has been recently refitted with a range of wall and base units with electric cooker, extractor and integrated fridge/freezer which is included in the sale.

The kitchen is plumbed for a washing machine. The apartment has one double bedroom with built in wardrobe storage 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, gas central heating and a neatly maintained drying green to the rear of the development.

ROOM DIMENSIONS

Lounge	3.73 m x 4.27 m / 12'3" x 14'0"
Kitchen / Breakfast Room	2.62 m x 4.55 m / 8'7" x 14'11"
Bedroom	3.73 m x 2.95 m / 12'3" x 9'8"
Shower Room	1.55 m x 1.93 m / 5'1" x 6'4"

BURDENS

The property is in Band B of the Council Tax.

PRICE

Offers Over £67,000 should be lodged with Mactaggart & Company.

VIEWING

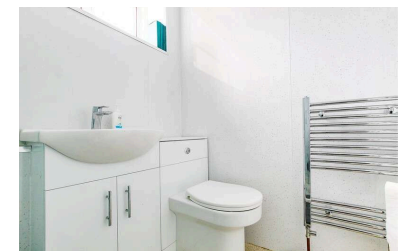
Tel: 01475 674628.

EPC RATING

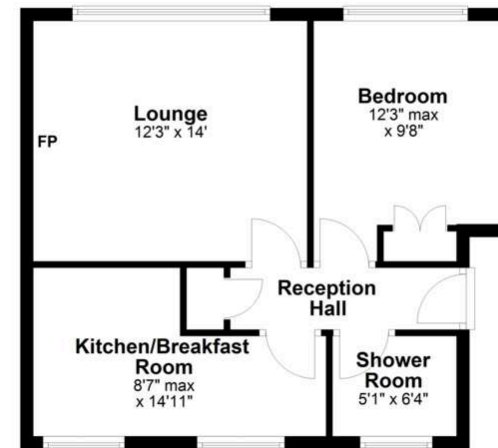
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NOTE:

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.



Ground Floor



Ref:
E480499

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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