



Ground Floor Flat

G/R, Largs, KA29 0AL  
Offers Over £135,000

**MACTAGGART & Co**  
SOLICITORS AND ESTATE AGENTS

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







# MACTAGGART & Co

## SITUATION

Positioned yards from the shoreline in the coastal village of Fairlie which lies approximately three miles from the main centre of Largs, 20 Bay Street is a stunning ground floor apartment in this well maintained traditional red sandstone block that is presented to the market in truly walk in condition. The property has fabulous views of the Firth of Clyde, Cumbrae and Arran from a broad bay window in the lounge and the principal bedroom.

The property further benefits from a spacious dining sized kitchen, guest bedroom and modern bathroom. 20 Bay Street is well placed for ease of access to all of the village amenities and the mainline train station with a direct regular service to Glasgow is less than a mile from the apartment. In greater detail the accommodation on offer comprises a well maintained communal entrance hallway.

The reception hall which features two storage cupboards gives access to a bright, spacious lounge with a bay window affording excellent water views. The current owners have fitted an attractive window seat to the bay window to not only takes full advantage of the views but also features convenient storage underneath.

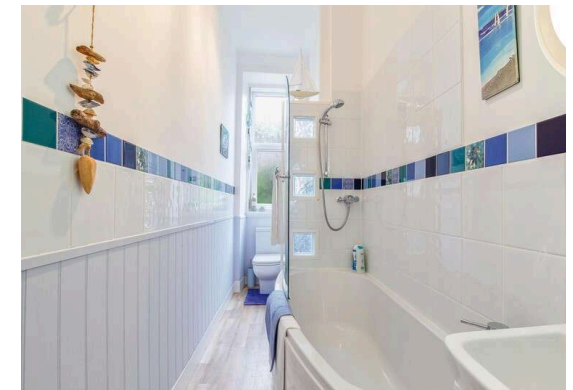
The spacious dining sized kitchen is accessed from the hall and is fitted with a range of wall and base units with integrated appliances to include electric oven and fridge/freezer. The apartment has two bedrooms. The main bedroom enjoys excellent water views. The modern bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with over bath thermostatic shower. In addition to the above the property has double glazing, gas central heating, and carefully tended communal rear gardens and drying green with shed and communal outbuilding.

## ROOM DIMENSIONS

Hall	4.14 m x 1.83 m / 13'7" x 6'0"
Lounge	4.60 m x 3.96 m / 15'1" x 13'0"
Kitchen	4.75 m x 3.53 m / 15'7" x 11'7"
Bedroom 1	4.09 m x 2.36 m / 13'5" x 7'9"
Bedroom 2	1.88 m x 1.83 m / 6'2" x 6'0"
Bathroom	3.53 m x 1.27 m / 11'7" x 4'2"

## BURDENS

The property is in Band C of the Council Tax.



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## PRICE

Offers Over £135,000 should be lodged with Mactaggart & Company.

## VIEWING

Tel: 01475 674628.

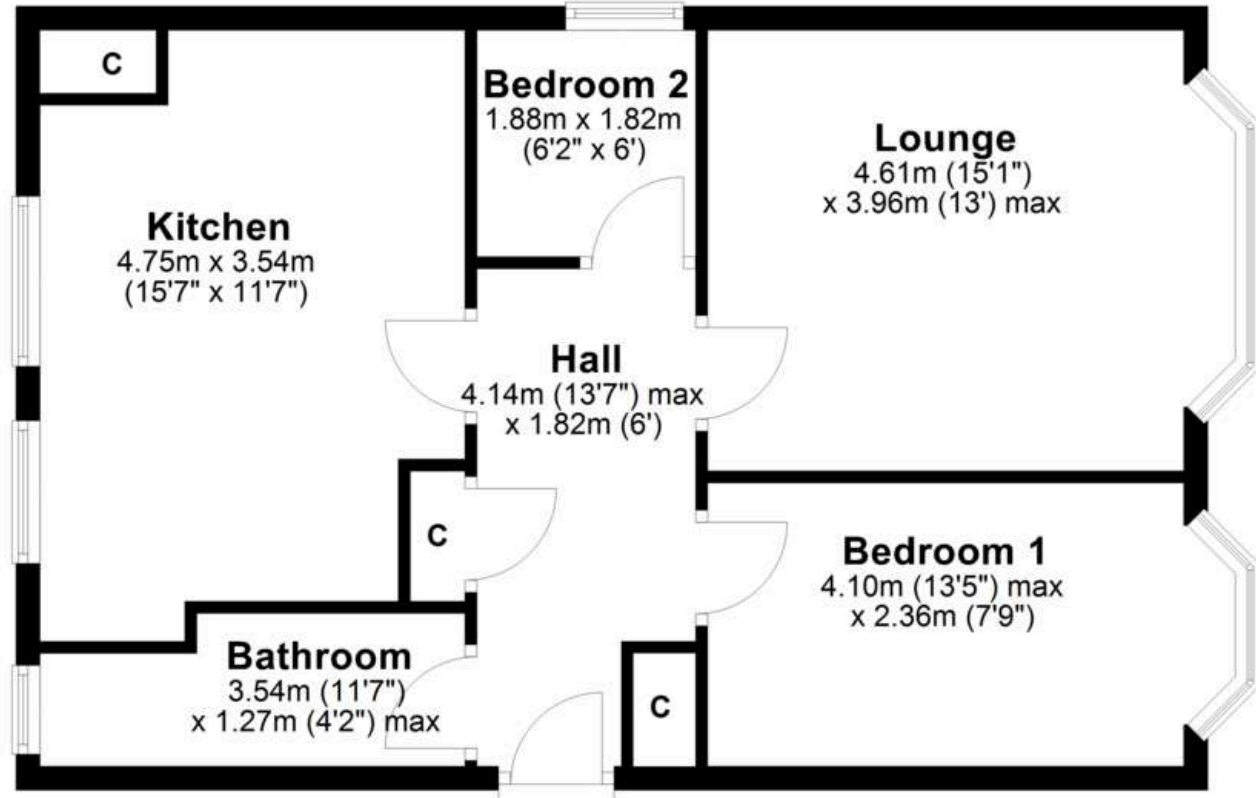
## EPC RATING

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

## Ground Floor



espc

Ref:  
E481456

## 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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