



Top Floor Flat

13 Fernside, Largs, KA30 8QG
Offers Over £90,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Centrally in this established block of apartments and within easy reach of the popular seafront promenade and town centre with its wide range of amenities, shops, restaurants, train and bus terminals, 13 Fernside is a unique top floor apartment that benefits from a superb private external roof terrace that offers stunning one hundred and eighty degree views of Largs and to the Firth of Clyde, Cumbrae and Arran in the west. Internally the property does require a degree of upgrade but has the potential to be an excellent home or investment opportunity.

In more detail the accommodation on offer a well maintained communal entrance hallway entered via secure entry phone system which gives stairway access to the apartment. Upon entering, a reception hallway with walk in store opens to a lounge with views over Largs to the south. A doorway to the rear of the lounge gives access to a fabulous private external terrace with stunning panoramic views over Largs to the Firth of Clyde, Cumbrae and Arran to the west.

The kitchen also has excellent views and is fitted with a range of wall and base units with plumbing for a washing machine. The property has a spacious double bedroom and a bathroom 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, garage and additional parking within the grounds of the development. Currently there is no heating system installed in the property.

ROOM DIMENSIONS

Lounge	4.65 m x 4.85 m / 15'3" x 15'11"
Kitchen	3.23 m x 2.34 m / 10'7" x 7'8"
Bedroom	3.33 m x 3.99 m / 10'11" x 13'1"
Bathroom	2.59 m x 1.78 m / 8'6" x 5'10"
Roof Terrace	7.95 m x 2.74 m / 26'1" x 9'0"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £90,000 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.



Ref:
E482587

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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