



First Floor Flat

7 Castlebay Court, Largs, KA30 8DS
Offers Over £195,000

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 iconic development of spacious apartments positioned yards from the shoreline on the south side of Largs and within easy reach of the town centre with its wide range of amenities, shops restaurants, train and bus terminals, 7 Castlebay Court is a rarely available first floor flat with direct, uninterrupted views of the Firth of Clyde, Cumbrae and Arran in the west from the lounge and broad sheltered external balcony. The layout of the property comprises a communal entrance hallway with stair and lift access, reception hall, lounge, dining room, kitchen, three bedrooms with master ensuite, bathroom and garage.

In more detail the accommodation comprises a well maintained communal entrance hallway entered via secure entry phone system. A stairway or lift give access to the apartment. Upon entering, a reception hallway opens to a spacious west facing lounge laid on an L shaped semi open plan basis to a dining room. The lounge has a set of sliding patio doors which open to a broad covered external balcony with excellent panoramic water views to the Firth of Clyde, Cumbrae and Arran.

The kitchen is accessed from both the reception hallway and dining room and is fitted with a range of wall and base units with integrated appliances to include electric hob, double oven, microwave and fridge. The remaining freestanding appliances may be included in the sale. The property has three bedrooms. The master and guest bedrooms have built in wardrobe storage. The master bedroom has access to an ensuite bathroom with three piece suite to include WC, wash hand basin and bath with electric over bath shower. The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath.

In addition to the above the property has double glazing, upgraded electric heating, a garage with power and additional communal parking within the grounds of the development.

ROOM DIMENSIONS

Lounge	3.23 m x 5.33 m / 10'7" x 17'6"
Kitchen	2.64 m x 2.82 m / 8'8" x 9'3"
Dining Room	2.64 m x 2.82 m / 8'8" x 9'3"
Main Bedroom	4.17 m x 2.97 m / 13'8" x 9'9"
Bedroom	4.17 m x 1.65 m / 13'8" x 5'5"
Bedroom / Study	3.33 m x 2.90 m / 10'11" x 9'6"
Bathroom	2.08 m x 2.11 m / 6'10" x 6'11"
Ensuite Bathroom	1.98 m x 2.11 m / 6'6" x 6'11"

BURDENS

The property is in Band E of the Council Tax.

PRICE

Offers Over £195,000 should be lodged with Mactaggart & Company.

VIEWING

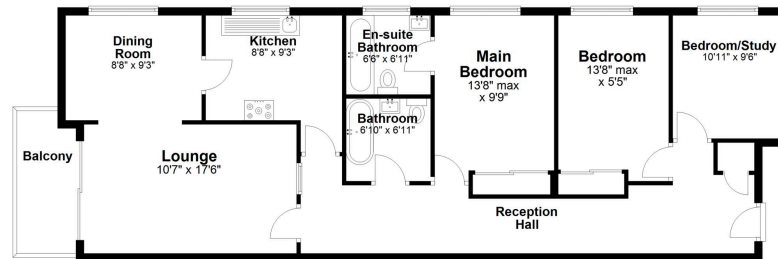
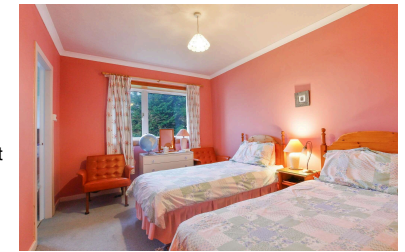
Tel: 01475 674628.

EPC RATING

E

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:
E486179

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.

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

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