



Ground Floor Flat

6 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 a sheltered position in this iconic block of seafront apartments on the south side of Largs and presented in excellent internal order, 6 Castlebay Court is a spacious ground floor flat that is presented to the market in walk in condition. The apartment has fine views of the Firth of Clyde, Cumbrae and Arran in the west from the kitchen, dining/living room, lounge and broad external balcony. Castlebay Court is within yards of the seafront and is well placed for ease of access to the town centre with its wide range of shops, bars, restaurants, train and bus terminals with a regular service to Glasgow in the north.

In detail the accommodation on offer comprises a communal entrance hallway entered via secure entry phone system. Upon entering, a reception hallway with two storage cupboards gives access to all rooms within the apartment. The lounge is a bright, spacious room with a westerly aspect that has glazed sliding patio doorway access to a broad covered balcony with glazed panels that give fine views over the lawned gardens to the Firth of Clyde, Cumbrae and Arran. The lounge and reception hall have doorway access to a formal/living/dining or home office as required. The kitchen is fitted with a range of modern wall and base units with integrated appliances to include ceramic hob, oven and extractor. The remaining freestanding appliances may be included in the sale.

The property has three double bedrooms, two with built in storage. The shower room has recently been refitted with a three piece suite to include WC, wash hand basin and shower cubicle with electric shower. There is a separate WC/cloakroom adjacent to the shower room. In addition to the above there is electric heating, recently replaced double glazed windows, garage and further resident and visitor parking within the grounds of the development.

## ROOM DIMENSIONS

Lounge	5.41 m x 5.28 m / 17'9" x 17'4"
Dining Room	3.15 m x 3.53 m / 10'4" x 11'7"
Kitchen	3.15 m x 2.69 m / 10'4" x 8'10"
Bedroom 1	3.89 m x 5.28 m / 12'9" x 17'4"
Bedroom 2	3.38 m x 3.10 m / 11'1" x 10'2"
Bedroom 3	3.38 m x 2.69 m / 11'1" x 8'10"
Shower Room	2.64 m x 1.93 m / 8'8" x 6'4"
Balcony	1.65 m x 5.16 m / 5'5" x 16'11"

## BURDENS

The property is in Band E of the Council Tax.

## PRICE

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

## VIEWING

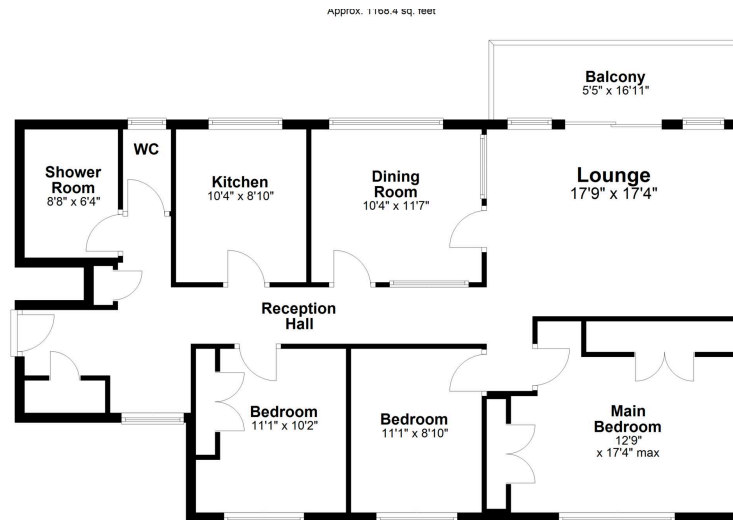
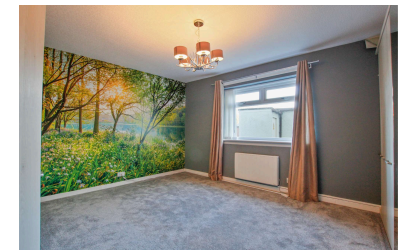
Tel: 01475 674628.

## EPC RATING

TBC

## 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.



Ref:  
E486949

## 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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