



Top Floor Flat

75 Curlinghall, Largs, KA30 8LB  
Offers Over £165,000

**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 in this development of sought after apartments and townhouses on the south side of Largs and located within yards of the shoreline, 75 Curlinghall is a bright top floor apartment which enjoys views of Castle Bay, Cumbrae, the Firth of Clyde and Arran from the lounge and kitchen. The apartment benefits from well proportioned rooms and is sold with a garage located in a block to the south of the apartments. Curlinghall is located within a mile of the centre of Largs with its wide range of amenities, shops, restaurants, bus and train terminals with a regular direct service to Glasgow. There is also a bus stop serving the local area just outside the development.

In detail the accommodation on offer comprises a well maintained communal entrance hall, entered via secure entry phone system giving stairway access to the apartment. Upon entering, a reception hallway with two storage cupboards opens to a spacious lounge/dining room with a window and set of sliding patio doors opening to a Paris balcony which give good filtered views of Castle Bay and west to the isle of Cumbrae, the Firth of Clyde and Arran. The kitchen also enjoys water views and is fitted with a range of wall and base units with integrated modern ceramic hob, oven, extractor and plumbing for a washing machine. The apartment has two bedrooms both with built in wardrobe storage and a four piece bathroom fitted with suite to include WC, wash hand basin, bath and separate shower cubicle with electric shower.

In addition to the above the property has double glazing, electric heating, additional loft storage, private garage and ample owner and visitor parking within the grounds of the development.

## ROOM DIMENSIONS

Lounge / Dining

5.99 m x 4.90 m / 19'8" x 16'1"

Kitchen

4.60 m x 2.21 m / 15'1" x 7'3"

Bedroom 1

5.33 m x 2.87 m / 17'6" x 9'5"

Bedroom 2

4.01 m x 3.15 m / 13'2" x 10'4"

Shower Room

2.77 m x 1.96 m / 9'1" x 6'5"

## BURDENS

The property is in Band E of the Council Tax.



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## PRICE

Offers Over £165,000 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.



espc

Ref:  
E475662

## 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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