



Top Floor Flat

7f Kelvin Street, Largs, KA30 9BD
Offers Over £39,000

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 located in this traditional development of apartments within half a mile of the centre of Largs with its wide range of amenities, train and bus terminals, 7F Kelvin is a top floor flat that would make an ideal first time purchase, holiday home or investment opportunity. The property is presented in good internal order with accommodation to include lounge and kitchen on a semi open plan basis, bathroom, a double bedroom and ample cupboard space.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway which gives stairway access to the apartment. Upon entering, a reception hallway opens to a bright lounge with dining alcove. The lounge is laid on a semi open plan basis to a kitchen fitted with a range of wall and base units with breakfast bar, freestanding cooker, washing machine and fridge which may be included in the sale. The property has a rear facing double bedroom with built in wardrobe storage and a bathroom fitted with a three piece suite to include WC, wash hand basin and bath with over bath electric shower.

In addition to the above the property has double glazing, electric heating, large loft space and a communal drying green to the rear of the development.

ROOM DIMENSIONS

Lounge / Kitchen	4.88 m x 4.60 m / 16'0" x 15'1"
Bedroom	3.68 m x 3.43 m / 12'1" x 11'3"
Bathroom	2.54 m x 1.24 m / 8'4" x 4'1"

BURDENS

The property is in Band A of the Council Tax.

PRICE

Offers Over £39,000 should be lodged with Mactaggart & Company.

VIEWING

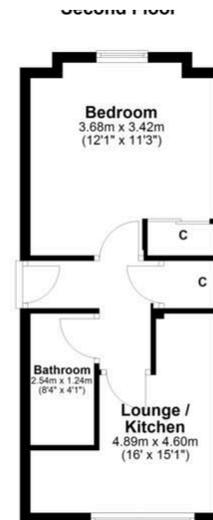
Tel: 01475 674628.

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:
E475304

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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