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**GSPC**  
PROPERTY

Cockburn  
& Co.  
Solicitors  
*Bridge Of Weir*

**2 CAUSEWAY COURT,  
FAIRLIE  
KA29 0BJ.**

**OFFERS IN THE REGION OF £75,000**



Well portioned modern first floor flat in well maintained building. The property is situated a short distance from all the local amenities and is ideally placed for easy access to transport routes. Fairlie is a popular village situated within a short journey of Largs which offers a wider range of amenities and leisure facilities. The property has good sized accommodation and benefits from secure entry, garage with parking space in front, gas central heating and double glazing. Viewing is highly recommended for this property.

#### **ACCOMMODATION: COMMON ENTRANCE**

Enter via secure entrance into communal entrance. Residents mail boxes.

#### **HALLWAY**

Enter through wooden door with two opaque glazed sections. Electric meter cupboard. Door access to all rooms.

#### **LOUNGE/DINING ROOM 25'9" X 11'10"**

Good sized apartment with front and rear facing windows. The lounge area is bright and spacious with attractive views towards the Isle of Cumbrae. The dining area is to the front with hatch to kitchen.

#### **KITCHEN 9'4" x 7'9"**

Front facing window with wall and floor mounted units. Stainless steel sink. Gas boiler.

#### **BEDROOM 1 13'11" x 9'4"**

Bright double bedroom with views to rear. Built-in storage cupboard.

#### **BEDROOM 2 13'11" x 9'4"**

Bright double bedroom with views to rear. Built-in storage cupboard.

#### **SHOWER ROOM 7'10" x 7'8"**

Shower room with white wc, corner shower cubicle with Triton electric shower and wash hand basin with storage below. Useful built-in linen/storage cupboard. Opaque window to front.

#### **COMMUNAL AREA**

Communal drying area. Bin area.

#### **GARAGE & PARKING**

Garage with up and over door. Allocated parking bay to front.

#### **EPC**

D Rating

#### **DIRECTIONS**

On entering Fairlie from the Largs side on the A78 road continue along Main Road and take the third turning on the right hand side into The Causeway. Turn immediately right into Causeway Court where number 2 is situated on the right hand side. Look for the GSPC sign.

#### **ENTRY**

By negotiation.

#### **VIEWING**

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

#### **OFFERS**

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,  
Burngill Place, Main Street, Bridge of Weir.  
Telephone 01505 690500. Fax 01505 690235.

#### **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. 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.

