



Ground Floor Flat

Flat 7, Waters Edge, SKELMORLIE, PA17 5EB
Offers Over £149,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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

MACTAGGART & Co

SITUATION

Flat 7 Waters Edge, Shore Road, Skelmorlie represents a rare opportunity to purchase this immaculate ground floor apartment in this small development positioned yards from the banks of the Firth of Clyde and boasting stunning water views to Argyll, the Isle of Bute and Arran in the west from the lounge, covered external balcony and main bedroom.

The property is presented to the market in walk in condition and is well placed for ease of access to the coastal village of Wemyss Bay with its local amenities, ferry terminal and direct rail link to Greenock and Glasgow to the north. Inverkip marina with berths for six hundred craft is also a short distance to the north. In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system. Upon entering, a reception hallway gives access to a bright west facing lounge/dining room with a set of sliding glazed patio doors opening to a covered external balcony with one hundred and eighty degree views of the Firth of Clyde, Bute, Argyll and Arran.

The kitchen is located to the rear of the lounge and is fitted with a range of wall and base units with integrated appliances to include gas hob, oven and extractor. The freestanding washing machine, Fridge Freezer, Tumble Dryer and dishwasher may be included in the sale. The property has two double bedrooms, one front and one rear facing. Both bedrooms have built in wardrobe storage. There is a modern shower room fitted with a three piece suite to include WC, wash hand basin with vanity unit and walk in shower unit with thermostatic shower. The shower room has full ceramic tiling to the walls. In addition to the above there is recently renewed double glazing throughout, gas central heating, communal gardens with paved waterside terrace and parking within the grounds of the development

Room Dimensions

Lounge / Dining Room

5.05 m x 3.18 m / 16'7" x 10'5"

Kitchen

3.78 m x 2.08 m / 12'5" x 6'10"

Bedroom 1

3.99 m x 3.30 m / 13'1" x 10'10"

Bedroom 2

3.78 m x 2.46 m / 12'5" x 8'1"

Shower Room

3.78 m x 1.65 m / 12'5" x 5'5"

BURDENS

The property is in Band D of the Council Tax.

PRICE

Offers Over £149,000 should be lodged with Mactaggart & Company.

VIEWING

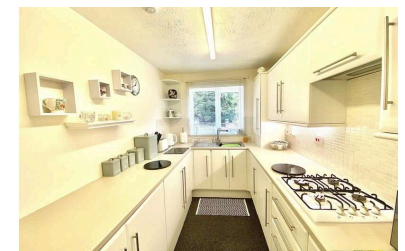
Tel: 01475 674628.

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 taken using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E468974

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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