



9, LOMOND ROAD, WEMYSS BAY, PA18
6BE



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ESTATE AGENTS



Description

Occupying a corner plot this well presented three bedroom DETACHED VILLA offers an ideal family home within a popular location. Gardens extend to the front and rear. The front garden features a pebbled section and lawned plot. There is a generous sized enclosed rear garden with decked area perfect for relaxing on summer days with further lawned plot. A particular benefit is the extended garage with window and rear courtesy door accessed from the garden which leads to a storage area on open plan with the main garage. There is a remote control garage door. Timber shed with power installed.

Specification includes: double glazing and gas central heating. Lies convenient for the primary school and local amenities. Wemyss Bay railway station offers a regular service to Glasgow which is ideal for commuters.

Family apartments comprise: Entrance Porch by UPVC double glazed door with windows to front, side and rear. A further double glazed door leads to the Hallway with inbuilt cupboard. The front facing Lounge features a limestone style fireplace with inset gas fire.

There is a rear facing bright Dining Kitchen with sliding patio doors leading to the deck/rear garden plus a rear window. The kitchen features refitted soft cream high gloss units oak effect work surfaces, splashback and inbuilt cupboard. Appliances include: extractor hood, gas hob, electric oven, integrated dishwasher and fridge. There is ample space for a dining table and chairs within this room.

The 1st double sized Bedroom is located on the ground floor. The downstairs Wet Room with rear window offers a suite comprising: vanity wash hand basin within white high gloss unit, wc and "Mira" shower. There is a wet floor and partial wet wall panelling.

Stairs lead to the Upper Landing with inbuilt cupboard and hatch to the loft. There are two further double sized Bedrooms. The 2nd bedroom offers fitted wardrobes.

Viewing is highly recommended for this detached family home. EPC = C

Measurements

Entrance Porch

Hallway

Lounge

3.61m x 4.65m (11'10 x 15'3)

Dining Kitchen

5.28m x 3.61m (17'4 x 11'10)

Bedroom 1

3.66m x 3.63m (12'0 x 11'11)

Wet Room

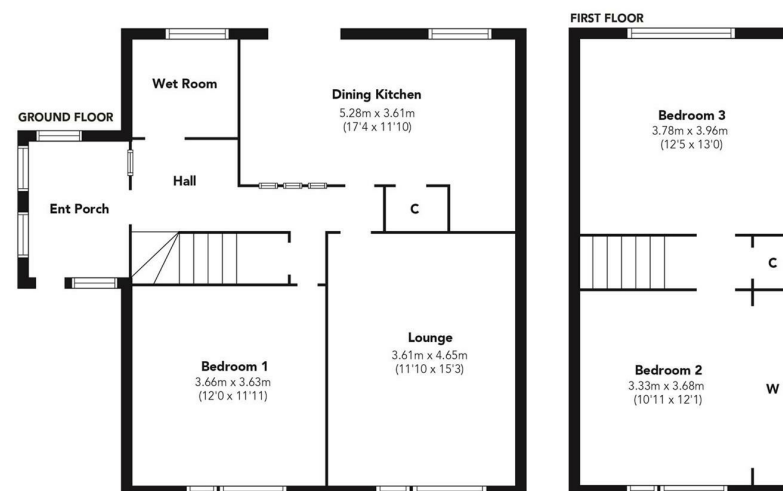
Upper Landing

Bedroom 2

3.33m x 3.68m (10'11 x 12'1)

Bedroom 3

3.78m x 3.96m (12'5 x 13'0)



Floorplans are indicative only - not to scale
Produced by Plushplans











Agents Notes:

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