



9, KISHORN ROAD, WEMYSS BAY, PA18
6BW





Description

This substantial five bedroom, five public room DETACHED VILLA built by Cala Homes occupies a desirable corner plot with impressive rear views towards the Firth of Clyde, Isle of Arran and Bute in the distance. A perfect home for families and also for purchaser's seeking a property with ample space for a home office. Set within spacious gardens which extend to the front, side and rear. The rear garden features a generous sized lawned plot which is enclosed by timber fencing offering an ideal space for families to relax on summer days.

A sweeping driveway offers parking for several cars and leads to the double garage with side courtesy door and light/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 and there is a ferry service to the Isle of Bute.

Impressive family accommodation comprises: Entrance Vestibule by timber framed double glazed door with side panels. The spacious Hallway features porthole window and inbuilt cupboard. A WC compartment offers a two piece suite with wc and vanity wash hand basin. There is a dual aspect Lounge benefiting from a fireplace and patio doors which lead to the rear garden. A separate Dining Room overlooks the garden. The Family Room offers a front facing window.

There is a fitted Kitchen with rear window featuring a range of grey toned units, marble style work surfaces and splashback tiling. Appliances include: extractor hood, gas hob and electric oven. The Breakfast Room with side window has sliding patio doors leading to the Conservatory with French doors giving access to the garden. A Utility Room offers fitted units, front window and side door.

Stairs lead to the Upper Landing with inbuilt cupboard and hatch to the loft.

The Master Bedroom features two fitted wardrobes. There is an Ensuite Shower Room with four piece suite including His & Hers wash hand basins, wc, bidet and shower cubicle. There are two further double sized Bedrooms and two additional single Bedrooms. The 2nd, 3rd and 4th bedrooms all benefit from wardrobe storage. There is family Bathroom with three piece suite comprising: His & Hers vanity wash hand basins, wc and bath with chrome style heated towel rail.

Immediate inspection is essential for this rare opportunity to purchase a family home in this location. EPC = C.

Measurements

Entrance Vestibule, Hall & WC

Lounge
4.14m x 7.11m (13'7 x 23'4)

Dining Room
3.96m x 3.84m (13'0 x 12'7)

Family Room
4.09m x 2.92m (13'5 x 9'7)

Breakfast Room
2.69m x 4.04m (8'10 x 13'3)

Conservatory
2.59m x 3.96m (8'6 x 13'0)

Kitchen
3.76m x 3.56m (12'4 x 11'8)

Utility Room
2.51m x 2.82m (8'3 x 9'3)

Upper Landing

Master Bedroom
4.14m x 4.32m (13'7 x 14'2)

Ensuite Shower Room

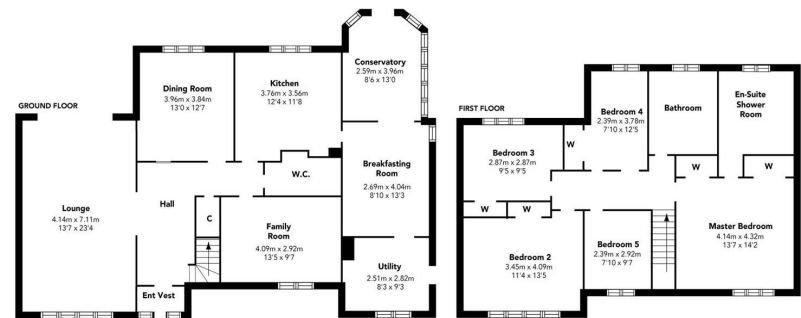
Bedroom 2
3.45m x 4.09m (11'4 x 13'5)

Bedroom 3
2.87m x 2.87m (9'5 x 9'5)

Bedroom 4
2.39m x 3.78m (7'10 x 12'5)

Bedroom 5
2.39m x 2.92m (7'10 x 9'7)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plusplans











Agents Notes:

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