



12, MOUNT STUART DRIVE, WEMYSS
BAY, PA18 6DX





Description

Situated within a sought after cul de sac location this beautifully presented four bedroom DETACHED VILLA offers an impressive family home. Particular features include a luxury upgraded bathroom, ensuite and wc compartment. The garage has been converted to create a family room. A monoblock driveway provides essential off street parking for two cars.

The front garden features a generous sized lawned plot which continues to the side of the house. There is a landscaped enclosed rear garden benefitting from a paved patio which is a perfect space for relaxing on summer days. An artificial grass plot adjacent is an ideal play area for children. Specification includes: double glazing, gas central heating and Karndean flooring.

Lies close to local shops, transport facilities and the local primary school. Wemyss Bay offers a railway station with regular rail service to Glasgow, plus ferry to the Isle of Bute.

Family accommodation comprises: Hall by UPVC double glazed door. The front facing Lounge features a three light box bay window and archway which leads to the Dining Room with French doors giving access to the garden.

The Kitchen with rear window features oak style fitted units, marble effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. The Utility Room with side window has a rear UPVC double glazed door. There is a quality refitted WC compartment with feature vertical radiator. The Family Room with front window is currently subdivided into two rooms.

Stairs lead to the Upper Landing with hatch to the loft. The Master Bedroom with fitted mirrored wardrobe benefits from a luxury Ensuite Shower with double sized shower cubicle. There is a 2nd double Bedroom plus two further single Bedrooms. The luxury tiled Bathroom with rear window features a three piece suite including: vanity wash hand basin, wc and bath with shower plus TV.

Viewing is essential. EPC = C

Measurements

Hallway

Lounge
5.03m x 3.89m (16'6 x 12'9)

Dining Room
2.72m x 2.95m (8'11 x 9'8)

Kitchen
2.95m x 2.90m (9'8 x 9'6)

Utility Room
1.63m x 2.03m (5'4 x 6'8)

WC

Family Room
2.16m x 4.67m (7'1 x 15'4)

Upper Landing

Master Bedroom
2.82m x 3.89m (9'3 x 12'9)

Ensuite Shower Room

Bedroom 2
2.84m x 2.82m (9'4 x 9'3)

Bedroom 3
2.24m x 2.69m (7'4 x 8'10)

Bedroom 4
2.44m x 2.92m (8'0 x 9'7)

Bathroom













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step..



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