



77, LOMOND ROAD, WEMYSS BAY, PA18
6DP





Description

Offering a highly impressive, stunning family home this extended, internally upgraded three bedroom SEMI DETACHED VILLA lies in a sought after residential area. The extension in 2018 created an open plan kitchen, dining room and family room layout which is the real hub of this home. An downstairs shower room was also added. In 2023 the rest of the windows were replaced and new flooring was fitted in 2024.

There is a spacious, enclosed rear garden with decked area, paved patio, lawned plot and shed. The monoblock driveway was completed in 2022 offering parking for up to three cars. Specification includes: double glazing, gas central heating and solar panels. Lies a short walk from the primary school plus local shops and transport facilities are nearby.

Beautifully presented family accommodation comprises: Entrance Hall by UPVC double glazed door with side panels and inbuilt cupboard. There is a front facing Lounge with floor length window and glazed French doors leading to the Dining Room / Family Room and Kitchen. This bright space features two Velux windows, rear window and French doors to the garden and is perfect for relaxing and entertaining with family/friends.

The quality fitted Kitchen features light grey high gloss fitted units, solid granite work surfaces and matching splashback. Integrated appliances include: chimney extractor hood, five ring gas hob, two ovens and dishwasher. There is a plumbed Utility Store. The downstairs Shower Room offers a quality suite including: double sized cubicle, heated towel rail and partial wall tiling

Stairs lead to Upper Landing with side window, two cupboards and loft hatch. There are three double sized Bedrooms. The 1st bedroom features fitted wardrobes. The Bathroom with rear window has suite comprising: vanity wash hand basin, wc and bath with shower. Additional benefits include: wall / floor tiling, decorative panelled ceiling and heated towel rail.

Viewing is highly recommended. EPC = B

Measurements

Hallway

Lounge

4.42m x 3.61m (14'6 x 11'10)

Dining Room/Family Room/Kitchen

6.10m x 5.64m (20'0 x 18'6)

Utility Store

1.93m x 1.85m (6'4 x 6'1)

Downstairs Shower Room

Upper Landing

Bedroom 1

3.61m x 3.96m (11'10 x 13'0)

Bedroom 2

2.79m x 3.61m (9'2 x 11'10)

Bedroom 3

2.82m x 3.00m (9'3 x 9'10)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)