



*Brian Harkins  
Estate Agents*

*SOUTHCLIFFE CLIFF TERRACE ROAD, WEMYSS BAY, PA18 6AP*

*OFFERS OVER £595,000*

*C/TAX BAND: F*

*5 BEDROOM HOUSE - SEMI-DETACHED*

*EPC BAND:D*



Southcliffe is a wonderful and sizable SEMI DETACHED Georgian family home, set in exceptionally private and mature grounds with aspects to the north, south, east and west, spectacular views over the Firth of Clyde and beyond, the property benefits from plenty of natural light throughout the day and successfully retains much of its period charm with a variety of features, including the decorative cornicing and plaster work, impressive mantelpieces and charming stone stair with traditional handrail.

The front door opens to a Welcoming Vestibule and on into the Reception Hall from where the principal family Lounge and Reception rooms /study are located and the stairs for the upper levels. To the front of the house are the morning room/ dining room on open plan with the Modern Breakfasting Kitchen situated to either side of the hall. Larder Storage Room leading onto Utility Room with sink unit and access to rear garden. On the ground floor is also a W.C. with two piece suite and cloakroom.

The staircase rises to the first floor where the main Bedrooms accommodation is accessed from a broad landing. The principal Bedroom is generous in proportion with window over looking rear garden and Sky light, as well as a En suite Bathroom with three piece suite and over the bath wall mounted shower and screen. Further three good sized Double Bedrooms two over looking the front of property one with Dressing Room, views which are spectacular of the Kyles of Bute, Inellan and Dunoon; to the south the Firth of Clyde and Arran; to the north Loch Lomond and the Trossachs.

The driveway which winds through the south facing front garden, leading to the front of the house and beyond to a generous parking area in front of the double Coach House garage.

The gardens to the front and rear of the house are spectacular and have a wide variety of mature trees, shrubs and plants which provide exceptional colour and privacy throughout the year.

**Lounge**  
23'3" x 15'7" (7.09 x 4.76)



**En suite**  
11'3" x 6'3" (3.43 x 1.93)



**Dining Room**  
20'5" x 13'2" (6.24 x 4.02)

**Kitchen**  
14'11" x 11'0" (4.56 x 3.37)



**Master Bedroom**  
19'10" x 12'1" (6.05 x 3.69)



**Bedroom 2**  
14'11" x 12'2" (4.55 x 3.73)





**Bedroom 3**  
15'7" x 15'3" (4.76 x 4.65)



**Dressing Room**  
13'10" x 7'11" (4.24 x 2.43)

**Bathroom**  
11'1" x 10'11" (3.39 x 3.34)



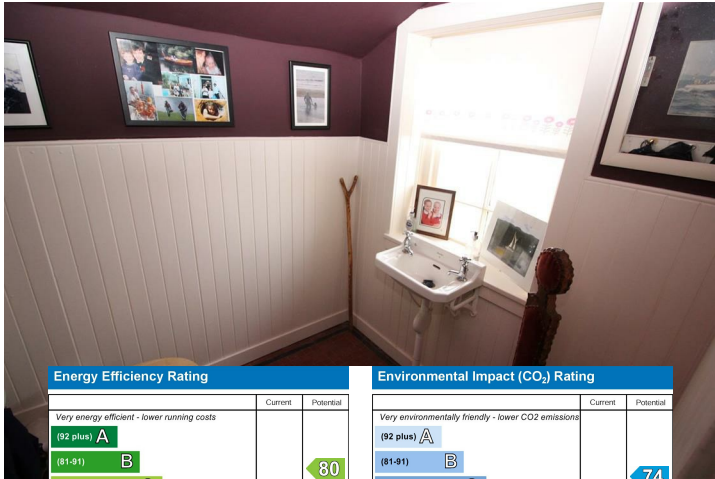
**WC**



**Bedroom 4**  
11'10" x 14'10" (3.62 x 4.54)



**Utility**  
10'7" x 6'5" (3.23 x 1.97)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		64	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		53	74
		EU Directive 2002/91/EC	



