



*Brian Harkins  
Estate Agents*

*11 MOUNT STUART DRIVE, WEMYSS BAY, PA18 6DX*

*OFFERS OVER £255,000*

*C/TAX BAND: E*

*4 BEDROOM HOUSE - DETACHED*

*EPC BAND: C*



Situated in the sought-after village of Wemyss Bay and within easy walking distance to the train station, shops and primary school, this FOUR-bedroom DETACHED villa is the perfect family home.

The accommodation comprises of Reception Hallway providing access to a front facing Lounge which adjoins on to family Dining Room. Laminate flooring throughout. There is also a WC for convenience. The Modern Kitchen comes with plenty of storage made up of both wall and floor mounted gloss units. There is an Integrated Microwave, Gas Hob, Oven & Extractor Hood. There is also a separate utility room that has a door leading out to the garden.

On the first floor there are four generously sized Bedrooms. Two of the bedrooms have double fitted wardrobes offering plenty of storage and the master also includes an En Suite which comprises of 2 piece white suite and tiled throughout. You will also find the main family Bathroom including white three-piece suite.

Externally to the front is laid mainly to lawn with a slabbed driveway and garage. The private rear garden has a patio area and large lawn.

The specification includes Gas Central Heating & Double Glazing.

Wemyss Bay benefits from its own beautiful beach with views stretching to the Isle of Arran . There is also a direct ferry link to the Isle of Bute and train link to Glasgow.

**Lounge**  
16'6" x 12'9" (5.03m x 3.91m)



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



**Kitchen**  
9'8" x 9'6" (2.95m x 2.92m)



**Utility**  
5'4" x 6'7" (1.63m x 2.03m)



**WC**



**Master**  
9'3" x 12'9" (2.82m x 3.90m)





Ensuite



Bedroom 3  
7'4" x 8'9" (2.24m x 2.69m)



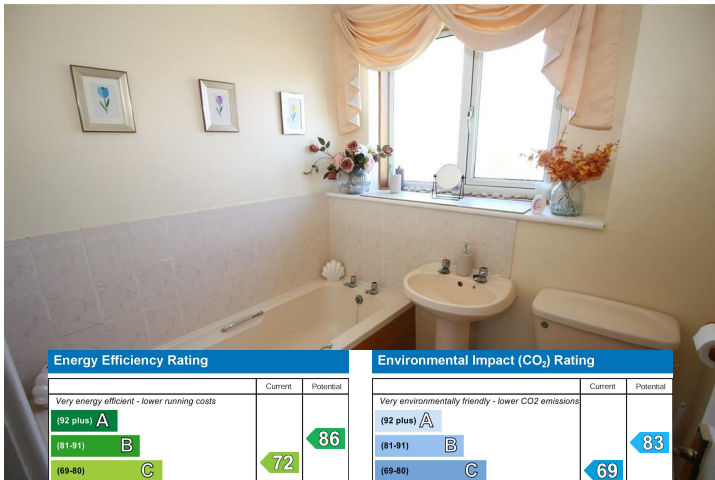
Bathroom  
6'5" x 7'6" (1.97m x 2.30m)



Bedroom 2  
9'3" x 9'3" (2.84m x 2.83m)



Bedroom 4  
8'0" x 9'6" (2.44m x 2.92m)



| Energy Efficiency Rating                    |  | Current  | Potential |
|---------------------------------------------|--|----------|-----------|
| Very energy efficient - lower running costs |  |          |           |
| (92 plus) A                                 |  |          | 86        |
| (81-91) B                                   |  |          |           |
| (69-80) C                                   |  | 72       |           |
| (55-68) D                                   |  |          |           |
| (39-54) E                                   |  |          |           |
| (21-38) F                                   |  |          |           |
| (1-20) G                                    |  |          |           |
| Not energy efficient - higher running costs |  |          |           |
| EU Directive 2002/91/EC                     |  | Scotland |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current  | Potential |
|-----------------------------------------------------------------|--|----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |          |           |
| (92 plus) A                                                     |  |          | 83        |
| (81-91) B                                                       |  |          |           |
| (69-80) C                                                       |  | 69       |           |
| (55-68) D                                                       |  |          |           |
| (39-54) E                                                       |  |          |           |
| (21-38) F                                                       |  |          |           |
| (1-20) G                                                        |  |          |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |          |           |
| EU Directive 2002/91/EC                                         |  | Scotland |           |

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part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to



