



20 WEMYSS POINT, WEMYSS BAY, PA18 6AQ

3 BED 2 BATH 1 PUBLIC

An exceptional executive first floor apartment situated within the highly regarded Wemyss Point development on Undercliff Road, Wemyss Bay. Originally constructed by Ossian Homes, 20 Wemyss Point occupies an enviable position adjacent to the waterline, with the apartments enjoying magnificent views across the Firth of Clyde. The property is presented in excellent condition throughout and offers generously proportioned accommodation comprising a spacious living/dining room, dining-sized kitchen, bathroom, three double bedrooms with the principal bedroom featuring a walk in dressing room and recently refitted en suite shower room. Fabulous water views are enjoyed from the lounge, kitchen and external balcony. Wemyss Bay is a popular coastal village, well known for its attractive waterfront setting, with ferry services to the Isle of Bute and a railway terminal providing a regular service to Glasgow and Greenock to the north.

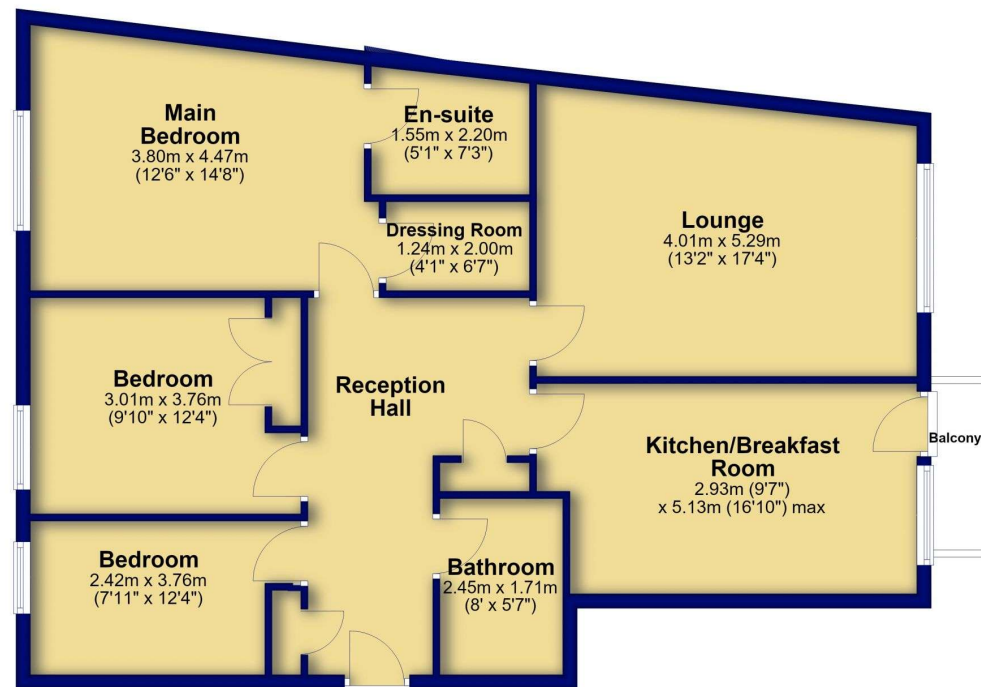
In more detail the property is entered via a well maintained communal entrance hall, with video entry system providing security and access to both the stairway and lift. On entering the apartment, a reception hall with two storage cupboards provides access to the accommodation. The spacious lounge/dining room enjoys direct views across the Firth of Clyde to Argyll. The dining sized kitchen is fitted with a range of wall and base mounted units with integrated appliances to include gas hob, double oven, extractor, dishwasher, washing machine and fridge/freezer. A glazed door provides access from the kitchen to the external balcony, which enjoys superb views across the Firth of Clyde. There are three double bedrooms, two of which benefit from built in wardrobe storage. The master bedroom has a walk in dressing room and access to a recently refitted en suite shower room with a three piece suite to include WC, wash hand basin and shower with thermostatic shower. The main bathroom is fitted with a four piece suite comprising WC, wash hand basin, bidet and bath.

Further features include double glazing, gas central heating, video entry system, an allocated owner parking space and ample visitor parking within the well maintained grounds of the development. This is a substantial and well appointed apartment occupying an enviable position within Wemyss Point, with its outstanding coastal setting and panoramic Firth of Clyde outlook.

ENERGY RATING: B

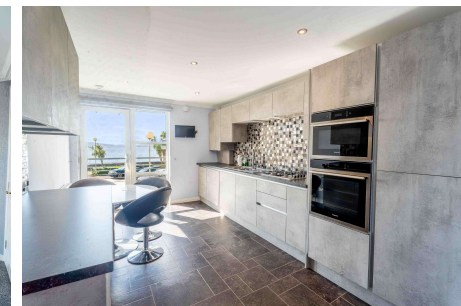
COUNCIL TAX: F

First Floor



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

20 Wemyss Point, Wemyss Bay



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



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