



18 SHUMA COURT, SKELMORLIE, PA17 5EJ

 3 BED  1 BATH  1 PUBLIC

18 Shuma Court is a duplex apartment enjoying an elevated position within the popular village of Skelmorlie and commanding truly outstanding panoramic views across the Firth of Clyde towards Argyll and Arran to the west. The property is presented in good internal and external condition and offers spacious accommodation formed over two levels comprising reception hall with WC cloakroom off, fitted kitchen and a lounge with dining area opening to an external balcony with exceptional water views. A stairway leads to the upper level where there is a study area and two double bedrooms, the principal bedroom also benefiting from magnificent views across the Clyde.

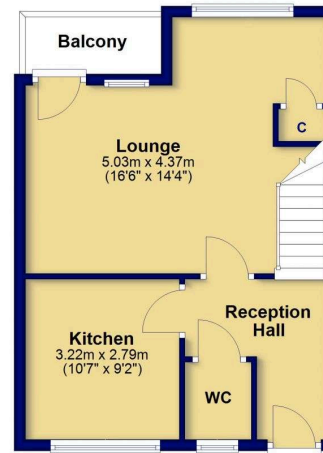
In more detail the property is entered via an external staircase to the side of the building. On entering, a reception hall with WC cloakroom off gives access to the main apartments. The kitchen is fitted with a range of wall and base units with integrated appliances include ceramic hob, oven and extractor hood, whilst a washing machine and freestanding fridge freezer may also be included within the sale. The reception hall opens to a bright front facing lounge with dining recess and a living flame coal effect gas fire forming its focal point. A doorway from the lounge opens to a sheltered external balcony enjoying excellent views over the Firth of Clyde. A stairway from the reception hall leads to the first floor where there are two double bedrooms, both benefitting from built in wardrobe storage. The front facing bedroom enjoys particularly impressive water views. There is also a semi enclosed study area positioned to the front. The bathroom is fitted with a four piece suite comprising spa bath, shower cubicle, WC and wash hand basin.

In addition to the above, the property benefits from extensive floored and lined loft storage accessed via a Slingsby ladder from the study area. There is also a garage located within a purpose built block to the rear of the development together with a communal drying green and further residents' parking within the development.

ENERGY RATING: C

COUNCIL TAX: D

First Floor



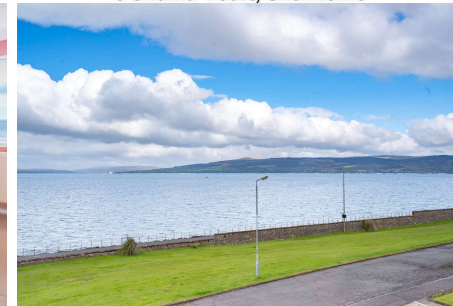
Second Floor



Attic



Total area: approx. 99.0 sq. metres (1065.3 sq. feet)
8 Shuma Court, Skelmorlie



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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