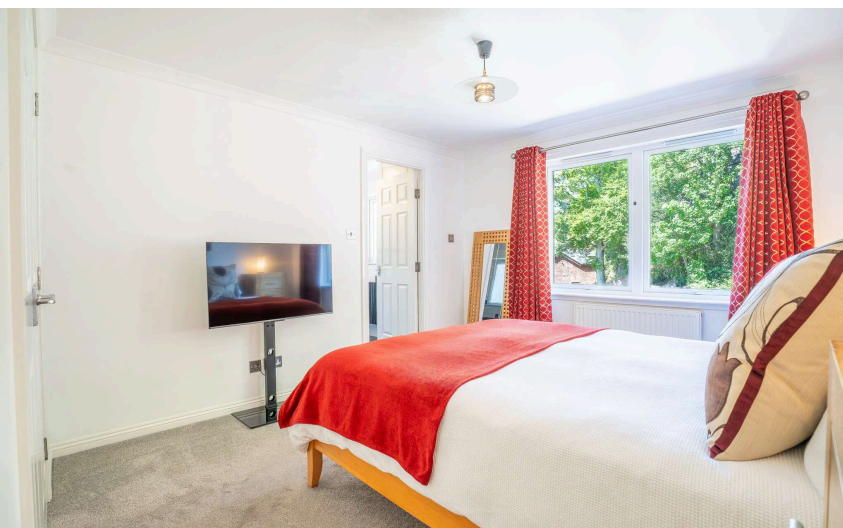




14 WEMYSS POINT, WEMYSS BAY, PA18 6AQ

 3 BED  2 BATH  1 PUBLIC



Located within the exclusive Wemyss Point development on Undercliff Road in the coastal village of Wemyss Bay, this second floor modern executive apartment is positioned yards from the shoreline and enjoys outstanding panoramic views south west to the Firth of Clyde and Argyll. The development offers both stair and lift access together with well maintained communal grounds and resident parking facilities. Wemyss Bay is highly regarded village known for its attractive waterfront setting and excellent transport connections, including a mainline railway terminal providing regular services to Glasgow and Greenock together with the ferry terminal offering regular sailings to Isle of Bute. The apartment offers generously proportioned accommodation maintained in excellent order comprising reception hallway, spacious lounge, dining room/third bedroom, fitted dining kitchen, two double bedrooms with principal en-suite and a main bathroom with large walk in shower.

In more detail, the accommodation is entered from the rear of the development via secure video entry giving both stair and lift access. Upon entering, a reception hall with large storage cupboard opens to a spacious lounge with external balcony enjoying panoramic views over the Firth of Clyde towards Argyll. The dining kitchen is fitted with a range of modern wall and base mounted units with integrated appliances to include Siemens gas hob, Siemens electric oven, Samsung fridge/freezer, Siemens dishwasher and AEG washer/dryer. The property has two double bedrooms, both of which benefit from built in wardrobe storage and a single bedroom. The current owners utilise the single bedroom as a formal dining room. The principal bedroom has built in wardrobe storage and an en-suite shower room fitted with a three piece suite comprising WC, wash hand basin with vanity unit and shower cubicle with stone shower tray and thermostatic power shower. The main bathroom is fitted with a three piece suite comprising WC, wash hand basin with vanity unit, and walk-in stone shower tray with Vado rainfall shower.

In addition to the above, the property benefits from gas central heating with a Worcester 8000+ Style combi boiler installed in June 2025 incorporating a 12 year guarantee, double glazing, and solid maple wood flooring. There is allocated resident and visitor parking within the grounds of the development.



KEY FEATURES

Southwest views over the Firth of Clyde and Argyll.

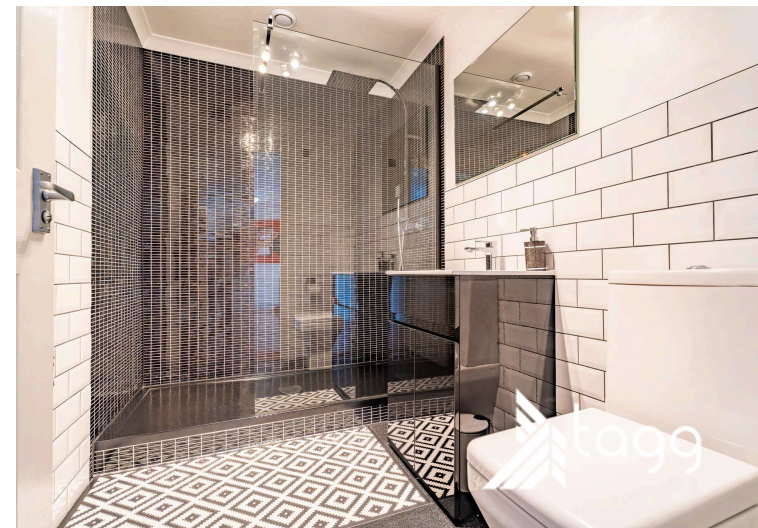
Fully equipped dining kitchen with high-end integrated appliances.

Allocated resident parking space alongside ample visitor parking.

Two double bedrooms plus a versatile third bedroom.

Secure video entry and lift access.

Within a short distance of the shoreline and transport links.



ENERGY RATING: B

COUNCIL TAX: F

GET IN TOUCH



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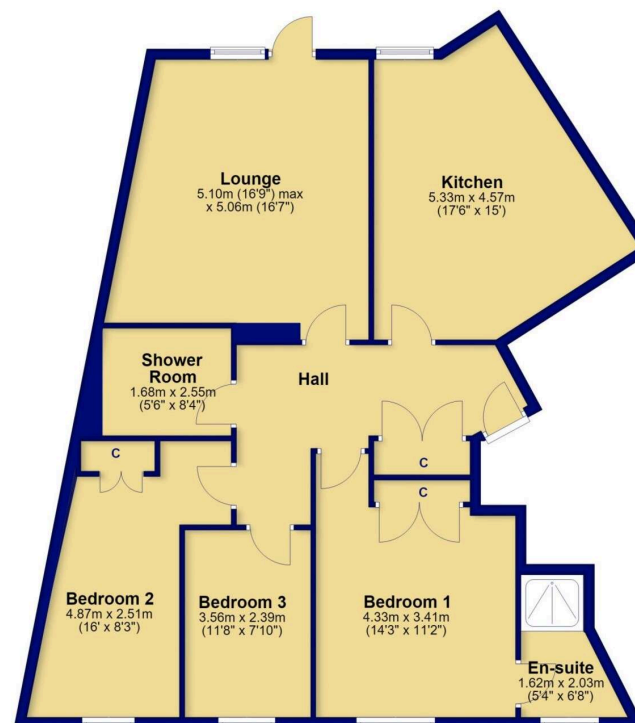
01475 674628



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Second Floor



Total area: approx. 108.9 sq. metres (1172.1 sq. feet)

14 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.