25 MOUNT STUART DRIVE, WEMYSS BAY, PA18 6DX

OFFERS OVER £245,000

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 DETATCHED 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.

The Modern Breakfasting Kitchen comes with plenty of storage made up of both wall and floor mounted gloss units, gas hob and electric oven with extractor hood. There is also a separate utility room that has a door leading out to the garden. There is also a WC for convenience.

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 two piece suite and walk in shower. You will also find the main family Bathroom including three-piece suite.

Externally to the front is laid mainly to lawn with a monobloc driveway and garage. The private rear garden has a decked patio area and laid mainly to stone chips for easy maintenance.

The specification includes Gas Central Heating & Double Glazing and also benefits with the addition of extra space from the Conservatory off the dining room.

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 Bedroom
9'3" x 12'9" (2.82m x 3.90m)

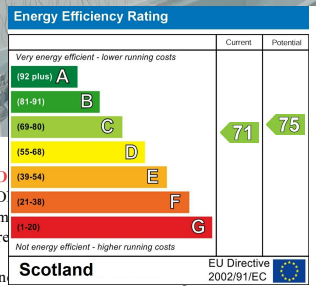
Ensuite

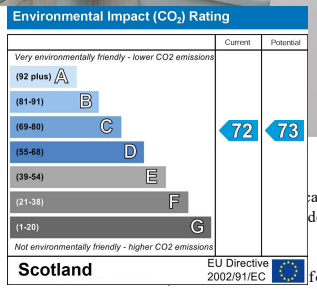
Bedroom
8'0" x 9'6" (2.44m x 2.92m)

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

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

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





IMPO
**MO ... cation
docum ... delay
in agre

We en ... form
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

18 John Wood Street, Port Glasgow, Inverclyde, PA14 5HU
T. 01475 741850 | F. 01475 745599 | enquiries@brianharkinsfs.com

Brian Harkins
Estate Agents