



67 LOMOND ROAD, WEMYSS BAY, PA18 6DW

 3 BED  1 BATH  1 PUBLIC





Located in this established modern estate of homes in the popular coastal village Wemyss Bay and presented to the market in walk in condition, 67 Lomond Road is a stunning semi-detached villa that makes an excellent home for clients of all ages. Lomond Road is well placed for ease of access to all of the village amenities including local shopping, primary school and Wemyss Bay main line train terminal with a regular direct service to Glasgow.

In detail the accommodation on offer comprises an entrance hallway with access to a WC/cloakroom and large storage cupboard. The hall opens to a bright, front facing lounge which is laid on a semi open plan basis to a dining sized kitchen. The dining area has a set of UPVC French doors opening to the rear gardens. The kitchen is fitted with a range of wall and base units with integrated appliances to include gas hob, oven, and extractor. The American style fridge/freezer and washing machine are included in the sale. The property has three bedrooms on the upper landing and a family bathroom fitted with a three piece suite to include WC, wash hand basin and bath with overhead thermostatic shower.

In addition to the above the property has double glazing with the windows replaced in July 2025, gas central heating and driveway parking to the side of the property. The front and rear gardens feature artificial turf with the enclosed rear gardens having a paved patio and chipped pathway.





## KEY FEATURES



Semi-detached villa



Enclosed rear gardens with paved patio



Close to Wemyss Bay main line train terminal



3 Bedrooms



Driveway parking



EV Charging



ENERGY RATING: C

COUNCIL TAX: D

## GET IN TOUCH



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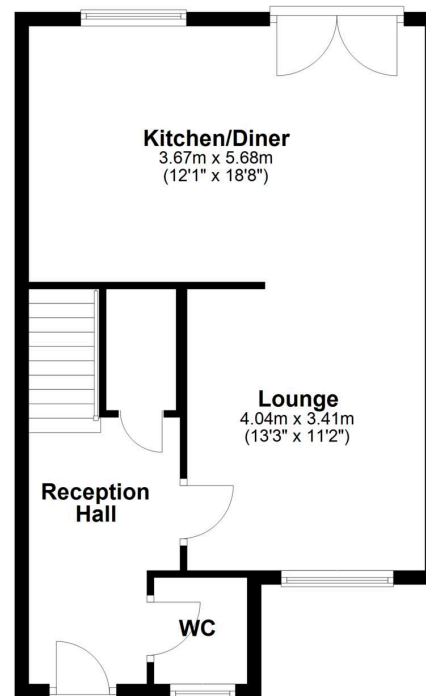


[Home@taggproperty.com](mailto:Home@taggproperty.com)



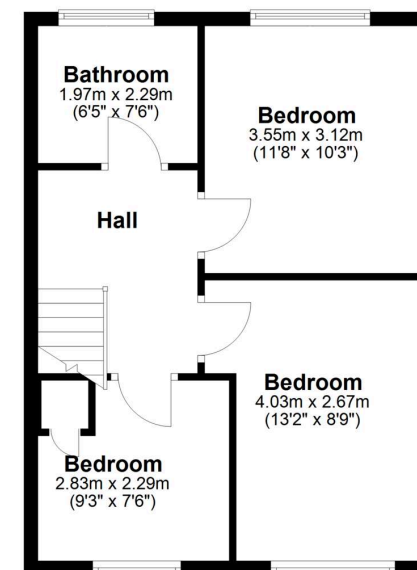
### Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

## 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.