



SOLD

Stc

1, CEDAR WALK, WEMYSS BAY, PA18
6BP







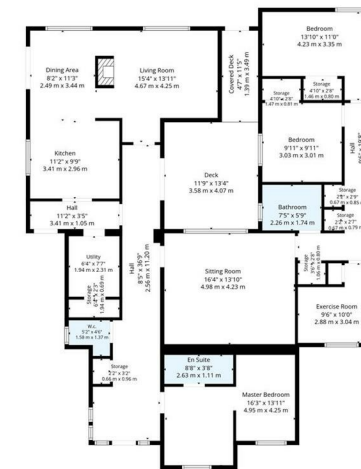
The accommodation is centred around a generous lounge on semi-open plan with the dining area, where a feature wood-burning stove creates a welcoming focal point. A modern fitted kitchen is equipped with integrated appliances and is complemented by a separate utility room. A unique enclosed internal courtyard with a roof provides an attractive living space, ideal for relaxing or entertaining.

The Master bedroom suite has a dressing area and an en-suite shower room. The flexible layout also includes a comfortable family room, a stylish separate shower room and a convenient cloakroom WC, making the home ideal for families, those working from home or buyers seeking versatile accommodation.

Further features include hardwood flooring extending from the reception hall through to the lounge and dining area, excellent storage with generous cupboard space throughout, and gas central heating.

The gardens are stocked with mature plants, shrubs and seasonal colour, creating a tranquil outdoor setting from which to enjoy uninterrupted views over the Firth of Clyde and Wemyss Bay Pier.

Wemyss Bay is one of Scotland's most picturesque coastal villages, renowned for its waterfront setting and relaxed lifestyle. The village offers a selection of local shops, cafés, a primary school and everyday amenities, while the iconic Wemyss Bay railway station and ferry terminal provide regular rail services to Glasgow and ferry connections to Rothesay on the Isle of Bute. Excellent road links via the A78 make commuting straightforward, while the surrounding coastline, marinas, golf courses and walking routes offer an exceptional quality of life for those who enjoy the outdoors. EPC=D.



TOTAL: 1612 sq. ft, 150 m2

1st floor: 1612 sq. ft, 150 m²

EXCLUDED AREAS: STORAGE: 71 sq. ft, 8 m2, UTILITY: 48 sq. ft, 4 m2, DECK: 157 sq. ft, 15 m2, COVERED DECK: 52 sq. ft, 5 m2, WALLS: 136 sq. ft, 12 m2

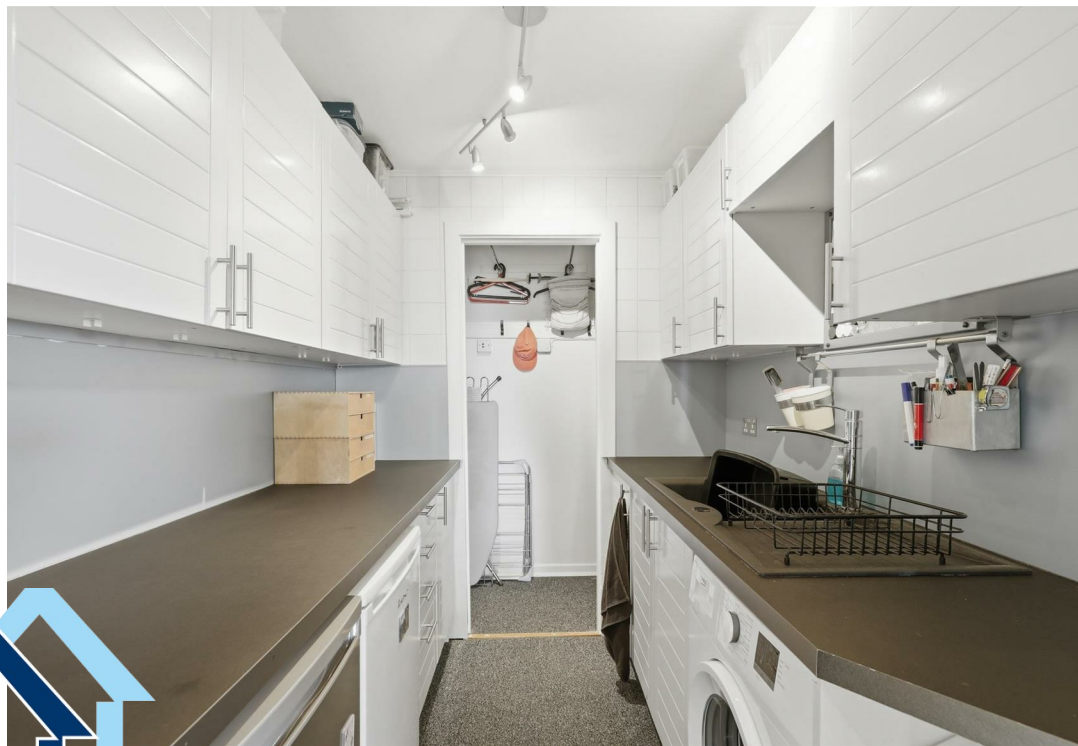
Floor Plan Created By Cubicasa App. Measurements Deemed Mostly Reliable But Not Guaranteed.













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)