



33 THE SHORES, SKELMORLIE, PA17 5AZ

 3 BED  2 BATH  1 PUBLIC



Situated within The Shores, an exclusive, upmarket residential development on the picturesque west coast of Scotland, this impressive, easily accessible, ground floor apartment offers stylish contemporary living, generous accommodation and beautiful views to the south and west across the Firth of Clyde.

The property has been comprehensively refurbished in 2025 to an exceptional modern standard, with significant investment in the kitchen, bathrooms, flooring, lighting, heating and external terrace. A summary of the works carried out are as follows:

- Complete refurbishment of both bathrooms.
- Installation of a new fitted kitchen.
- New and upgraded oak, tiled and carpeted flooring throughout.
- Installation of contemporary glass-panel internal doors.
- New terrace decking.
- Installation of sliding doors providing direct access to the terrace.
- Upgraded central heating system.
- Updated lighting throughout.
- Additional power sockets installed throughout the apartment.



In more detail the accommodation on offer comprises communal reception hall entered via a security entry system which gives access to the apartment. Upon entering the apartment a reception hallway with large storage cupboard leads to all rooms. The spacious formal lounge/dining room to the front has doorway access to a large decked terrace with stunning views to the countryside in the south and the Firth of Clyde, in the west. The kitchen is of dining size proportion and is fitted with a range of wall and base units with Quartz worktops and integrated appliances to include oven, combination microwave/grill/oven, induction hob and concealed extractor



## KEY FEATURES



Immaculate walk-in condition with meticulous upgrades



Private Terrace with sea views



Ground Floor



Dressing Room



Fully refurbished in 2025



Allocated parking with EV Charging



ENERGY RATING: B

COUNCIL TAX: F

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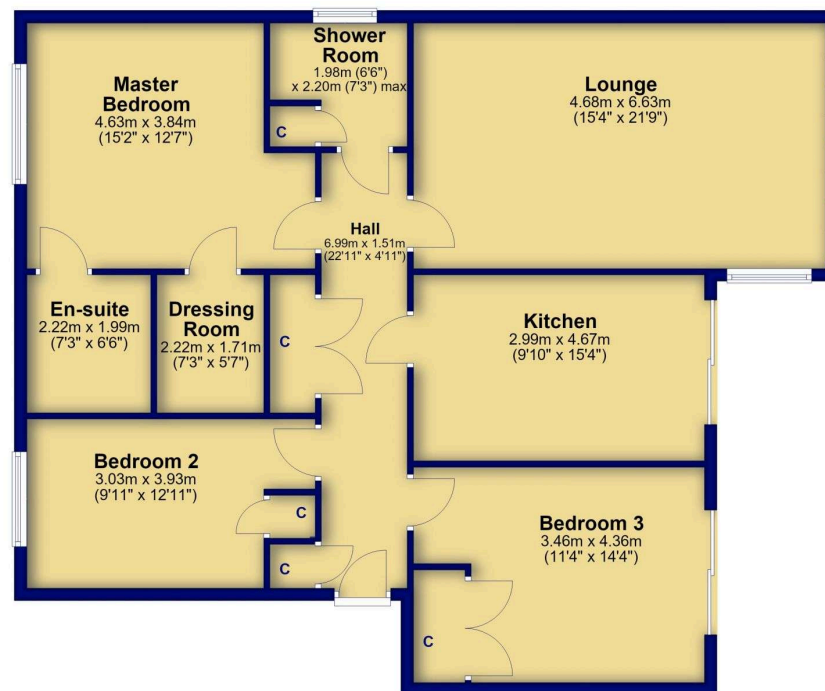
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Ground Floor



Total area: approx. 113.8 sq. metres (1224.9 sq. feet)

**33 The Shores, 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.