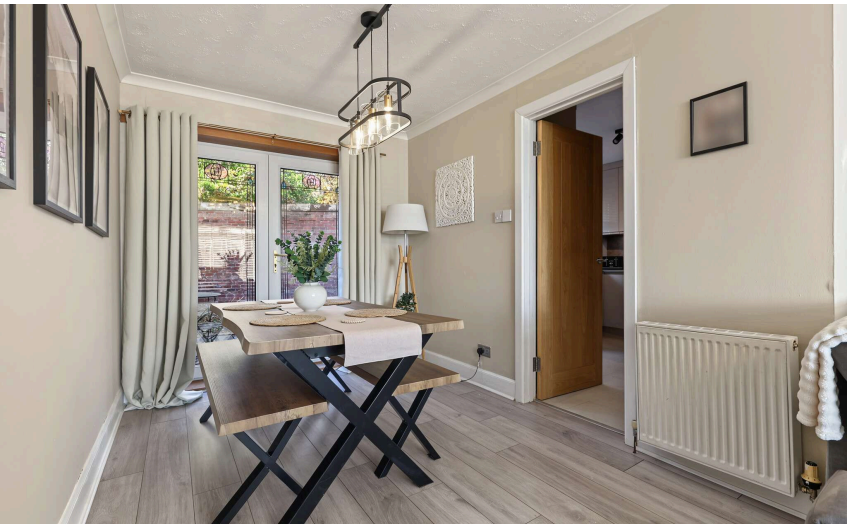


tagg

22 CARRON ROAD, WEMYSS BAY, PA18 6DG

3 BED | 1 BATH | 1 PUBLIC







Situated in the heart of the coastal village of Wemyss Bay, 22 Carron Road is a semi detached villa presented to the market in truly walk in condition. The property enjoys a quiet cul-de-sac setting and is ideally placed for ease of access to all of the village's amenities. Wemyss Bay is a popular coastal location, particularly for commuters, with its railway station providing direct rail links to Glasgow, together with ferry connections to the Isle of Bute. The property offers well proportioned accommodation to include rentrance hallway, open plan lounge/dining room, modern fitted kitchen, three bedrooms and contemporary bathroom.

In more detail the property is entered via a reception hallway incorporating a recessed storage cupboard, with a doorway leading to the lounge which is laid out on an open-plan basis to the dining room. The dining room has a set of French doors which open to a raised terrace overlooking the rear gardens. The dining room also provides access to the modern fitted kitchen, which features a breakfast bar and a range of integrated appliances to include induction hob, extractor, oven, microwave oven, fridge freezer and dishwasher. The kitchen also benefits from direct doorway access to the rear gardens. A staircase from the entrance hall leads to the first floor where there are three bedrooms, two of which benefit from built in wardrobe storage. Completing the accommodation is a modern bathroom fitted with a three piece suite comprising WC, wash hand basin with vanity unit and shower bath with thermostatic over bath shower incorporating a rainfall shower head.

In addition to the above, the property benefits from neatly maintained gardens to both the front and rear. The front gardens are laid predominantly to lawn, while the rear gardens are fully enclosed and also laid to lawn with a raised paved terrace. To the side of the property is an extensive monobloc driveway providing parking for multiple vehicles and leading to a detached single garage equipped with power and light.







KEY FEATURES

- Walk in condition
- Modernised throughout
- Garage
- Private Garden
- Cul De Sac Location



ENERGY RATING: C

COUNCIL TAX: C

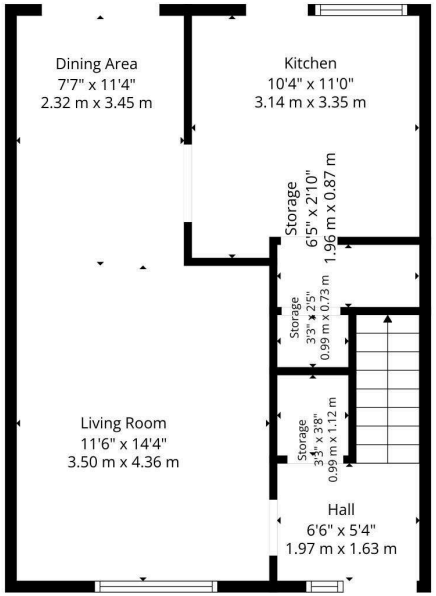
GET IN TOUCH

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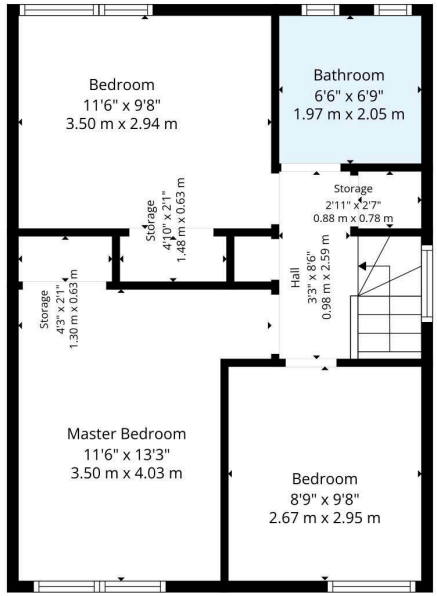
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1st Floor



2nd Floor

Total: 869 sq. Ft, 81 m2
1st Floor: 428 sq. Ft, 40 M2, 2nd Floor: 441 sq. Ft, 41 m2
Excluded Areas: Storage: 68 sq. Ft, 7 M2, Walls: 90 sq. Ft, 8 m2

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

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 misleadingor 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.