



30 CUNNINGHAM COURT, SKELMORLIE

 2 BED  2 BATH  1 PUBLIC

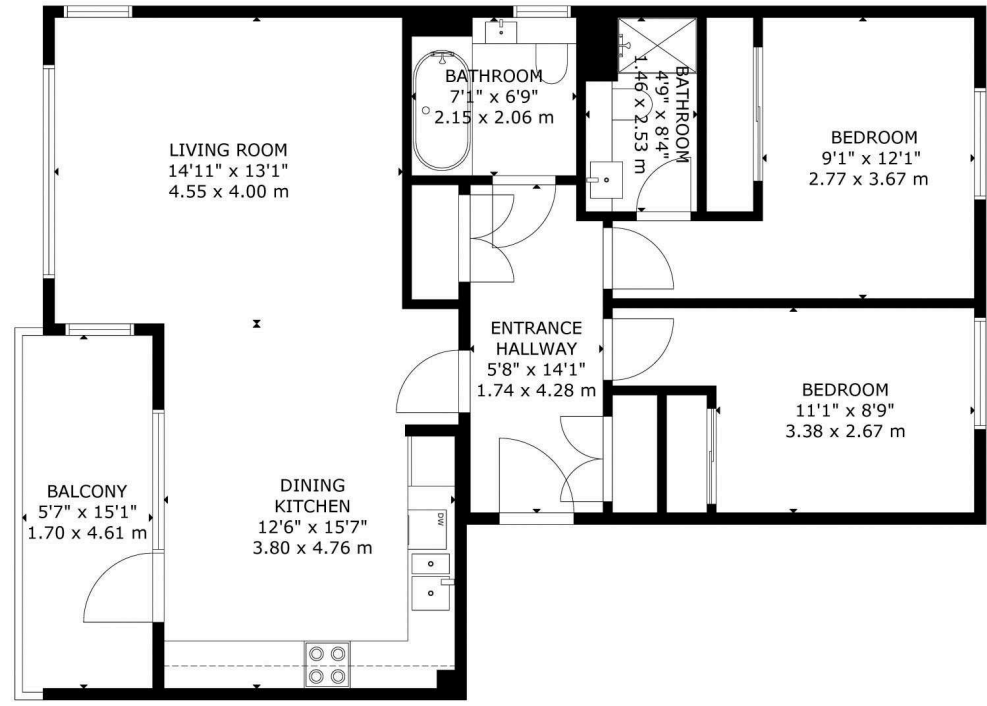
30 Cunningham Court, Skelmorlie, is a beautifully appointed ground floor executive apartment forming part of this desirable, recently constructed, small waterside development by Ogilvie Homes. The property has breathtaking views of the Firth of Clyde, Argyll and the Isle of Bute from the lounge, kitchen/diner and broad sheltered external balcony. The apartment is presented to an exceptional standard throughout, having been significantly upgraded from the original developer's specification to create a truly impressive home. The accommodation comprises a striking communal entrance hall, inner reception hall, lounge/kitchen/dining room, external balcony, two double bedrooms with master en-suite and main bathroom. Skelmorlie and its neighbouring Wemyss Bay are highly regarded coastal villages on the Firth of Clyde, renowned for their attractive shoreline, marina and ferry links to Rothesay on the Isle of Bute. The area offers a peaceful setting whilst still providing excellent road and rail links to Glasgow, Largs and Greenock making it popular with both commuters and those seeking a seaside lifestyle.

In more detail, the accommodation on offer comprises a communal entrance hall entered via secure entry phone system. Upon entering, an inner reception hallway with two storage cupboards, one plumbed for a washer/dryer gives access to all the main rooms. A glazed door from the hall opens to a stunning lounge with full height picture windows laid on an open plan basis to the kitchen and dining room. This beautiful living area sits yards from the shoreline enjoying uninterrupted views across the Firth of Clyde towards Argyll and the Isle of Bute to the west. The kitchen is fitted with a range of upgraded wall and base units with integrated appliances to include fridge/freezer, oven, induction hob, extractor and dishwasher. The dining area features a glazed door which opens to the broad, private, sheltered balcony taking full advantage of the glorious water views. The reception hall provides access to two double bedrooms, both with built in wardrobe storage. The principal bedroom enjoys an en-suite shower room fitted with a three piece suite comprising WC, wash basin and shower cubicle with thermostatic shower. The main bathroom has been refitted to a high standard and features a WC, wash hand basin and freestanding copper effect double ended bath with stand pipe taps.

In addition to the above the property has double glazing, gas central heating, high quality floor coverings throughout and ample allocated and visitor parking within the landscaped grounds of the development.

ENERGY RATING: B

COUNCIL TAX: F



GROSS INTERNAL AREA
TOTAL: 83 m²/893 sq ft
FLOOR 1: 83 m²/893 sq ft
EXCLUDED AREAS: BALCONY: 8 m²/84 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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.



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