



1A, TIGH NA MARA, WEMYSS BAY, PA18
6AE





Description

Set within a rarely available waterfront development this well presented two bedroom GROUND FLOOR FLAT commands impressive panoramic views spanning from the Wemyss Bay ferry terminal over the Firth of Clyde to Isle of Cumbrae, Arran, Bute and the Cowal Peninsula from a front facing balcony. A particular feature are the two private garages located to the rear of the property, plus there is additional shared resident's parking.

The development is set back from Wemyss Bay Road and set within attractive well maintained extensive grounds maintained on a communal basis. Pebbled shared drying area to the rear.

Specification includes: double glazing, gas central heating and security door entry system. Suits a variety of purchasers including downsizers.

Impressive apartments comprise: Entrance Hallway reached by single glazed door with five inbuilt cupboards and a utility store with. There is a bright and spacious front facing Lounge which is ideally positioned to enjoy the panoramic views with access to the balcony plus a marble fireplace and inset electric coals effect fire. The Dining Room on open plan features a side window and serving hatch to the kitchen.

The quality fitted Kitchen with rear window offers a range of soft cream style units and marble effect work surfaces. Appliances include: extractor hood, electric hob, oven, dishwasher and integrated fridge/freezer.

There are two front facing double sized Bedrooms with wardrobe storage. The quality Shower Room features a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle with "Mira" shower. Specification includes: chrome style heated towel rail and partial wall tiling.

Viewing is highly recommended for this waterfront home. EPC = D.

Measurements

Hallway

Lounge
4.06m x 3.94m (13'4 x 12'11)

Dining Room
3.18m x 3.91m (10'5 x 12'10)

Kitchen
3.18m x 3.05m (10'5 x 10'5)

Bedroom 1
3.81m x 3.20m (12'6 x 10'6)

Bedroom 2
3.71m x 3.18m (12'2 x 10'5)

Shower Room













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.

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