



*Brian Harkins  
Estate Agents*

*74 LOMOND ROAD, WEMYSS BAY, PA18 6DP*

*OFFERS OVER £115,000*

*C/TAX BAND: D*

*3 BEDROOM HOUSE - DETACHED*

*EPC BAND:G*

\*\*\*\*CLOSING DATE WEDNESDAY 15TH APRIL @ 12NOON\*\*\* CASH PURCHASE ONLY\*\*\*

Nestled in the charming coastal village of Wemyss Bay, this three-bedroom detached villa on Lomond Road presents a unique opportunity for those seeking a project to make their own. The property, while in need of modernisation, boasts a generous plot size, allowing for potential expansion or landscaping to create a beautiful outdoor space.

Inside, the home features a welcoming reception room that offers a blank canvas for your personal touch. The three bedrooms provide ample space for family living or guest accommodation, making it an ideal choice for families or those looking to invest. into village life.

Wemyss Bay is known for its picturesque scenery and friendly community, making it a delightful place to call home. With its proximity to the coast, residents can enjoy leisurely walks along the beach and the stunning views of the Firth of Clyde. The village also offers local amenities, ensuring that daily needs are easily met.

This property is perfect for buyers who are keen to roll up their sleeves and transform a house into a dream home. With its potential and prime location, this detached villa is a rare find in Wemyss Bay. Don't miss the chance to create a bespoke living space in this idyllic setting.

**Lounge**  
24'6" x 11'9" (7.48 x 3.60)



**Kitchen**  
13'2" x 9'8" (4.03 x 2.96)



**WC**  
4'4" x 4'3" (1.34 x 1.32)

**Bedroom 1**  
13'5" x 9'6" (4.10 x 2.90)

**Bedroom 2**  
11'5" x 10'4" (3.50 x 3.15)

**Bedroom 3**  
10'1" x 8'10" (3.08 x 2.70)

**Bathroom**  
6'10" x 5'4" (2.09 x 1.65)

**IMPORTANT NOTE TO PURCHASERS:**  
\*\*MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale\*\*

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





