



7, ETIVE ROAD, WEMYSS BAY, PA18 6DN





Description

Offering a beautifully presented, extended family home this stunning three bedroom SEMI DETACHED VILLA lies in a sought after cul de sac location. The extension created a superb open plan kitchen, dining room and family room layout which is the real hub of this home. A downstairs WC compartment has also been added. The property has been reroofed in recent years.

There is a spacious, enclosed lawned rear garden with paved patio. The former garage is currently used as a store room, but could be reinstated again as a garage if the door was replaced. The resin driveway offers parking for several cars. Specification includes: double glazing and gas central heating. Lies a short walk from the primary school plus local shops and transport facilities are nearby.

Highly impressive family accommodation comprises: Entrance Hall by UPVC double glazed door with side panel. A downstairs WC compartment features a two piece suite. There is a front facing Lounge with floor length window and marble fireplace with electric fire. The bright and spacious Kitchen/Dining Room/Family Room features two Velux windows, rear window, French doors and separate door to the garden. This is a perfect space for relaxing and entertaining with family/friends.

The quality fitted Kitchen with feature island unit features dark grey units, solid granite work surfaces and matching splashback. Integrated appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, dishwasher, fridge and freezer.

Stairs lead to Upper Landing with side window, two cupboards and loft hatch. There are three double sized Bedrooms all benefiting from fitted wardrobes. The luxury Bathroom with rear window has quality suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with shower. Benefits include: partial wet wall panelling, decorative panelled ceiling with downlighters and heated towel rail.

Viewing is highly recommended. EPC = C

Measurements

Entrance Hall

Downstairs WC Compartment

Lounge

4.24m x 3.56m (13'11 x 11'8)

Kitchen / Dining Room / Family Room

5.61m x 5.84m (18'5 x 19'2)

Upper Landing

Bedroom 1

3.56m x 3.94m (11'8 x 12'11)

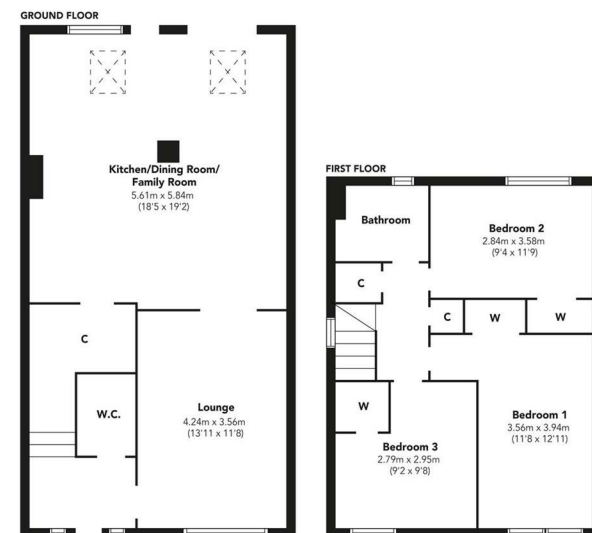
Bedroom 2

2.84m x 3.58m (9'4 x 11'9)

Bedroom 3

2.79m x 2.95m (9'2 x 9'8)

Bathroom

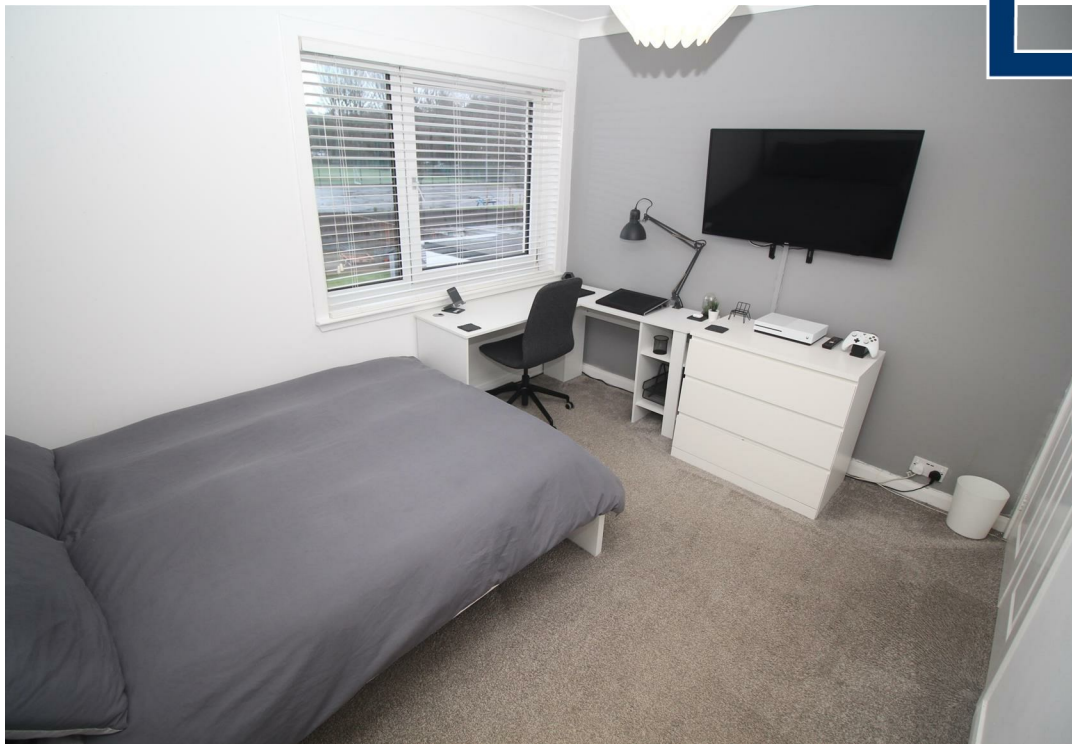


Floorplans are indicative only - not to scale
Produced by Plushplans











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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)