



1, CEDAR WALK, WEMYSS BAY, PA18
6BP







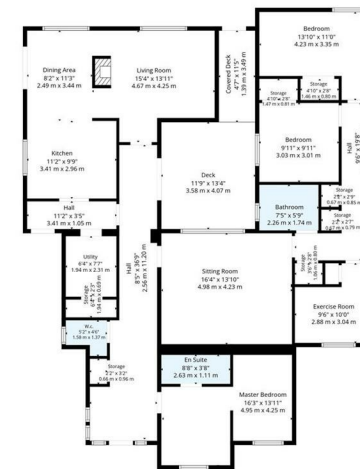
The accommodation is centred around a generous lounge on semi-open plan with the dining area, where a feature wood-burning stove creates a welcoming focal point. A modern fitted kitchen is equipped with integrated appliances and is complemented by a separate utility room. A unique enclosed internal courtyard with a roof provides an attractive living space, ideal for relaxing or entertaining.

The Master bedroom suite has a dressing area and an en-suite shower room. The flexible layout also includes a comfortable family room, a stylish separate shower room and a convenient cloakroom WC, making the home ideal for families, those working from home or buyers seeking versatile accommodation.

Further features include hardwood flooring extending from the reception hall through to the lounge and dining area, excellent storage with generous cupboard space throughout, and gas central heating.

The gardens are stocked with mature plants, shrubs and seasonal colour, creating a tranquil outdoor setting from which to enjoy uninterrupted views over the Firth of Clyde and Wemyss Bay Pier.

Wemyss Bay is one of Scotland's most picturesque coastal villages, renowned for its waterfront setting and relaxed lifestyle. The village offers a selection of local shops, cafés, a primary school and everyday amenities, while the iconic Wemyss Bay railway station and ferry terminal provide regular rail services to Glasgow and ferry connections to Rothesay on the Isle of Bute. Excellent road links via the A78 make commuting straightforward, while the surrounding coastline, marinas, golf courses and walking routes offer an exceptional quality of life for those who enjoy the outdoors. EPC=D.



TOTAL: 1612 sq. ft, 150 m2

1st floor: 1612 sq. ft, 150 m²

EXCLUDED AREAS: STORAGE: 71 sq. ft, 8 m2, UTILITY: 48 sq. ft, 4 m2, DECK: 157 sq. ft, 15 m2, COVERED DECK: 52 sq. ft, 5 m2, WALLS: 136 sq. ft, 12 m2

Hair Plan Created By Cubicase.com. Measurements Deemed Mathis Reliable But Not Guaranteed

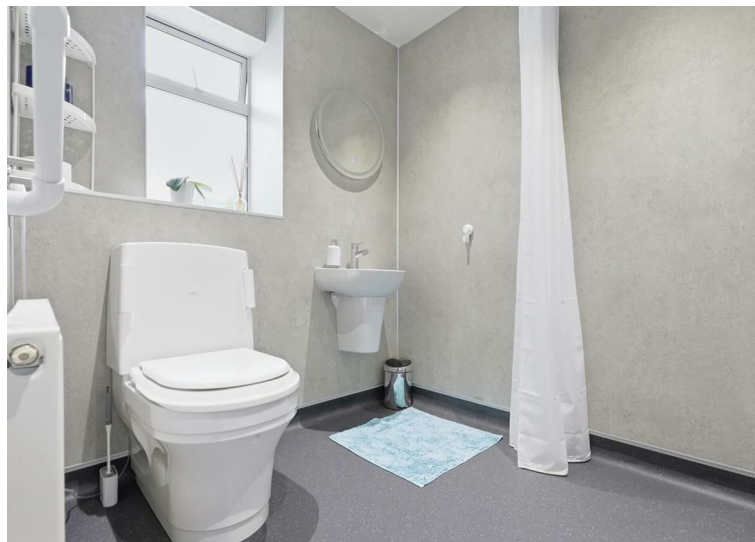












Agents Notes:

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