



5 ARGYLL VIEW, SKELMORLIE, PA17 5DB

 2 BED  2 BATH  1 PUBLIC

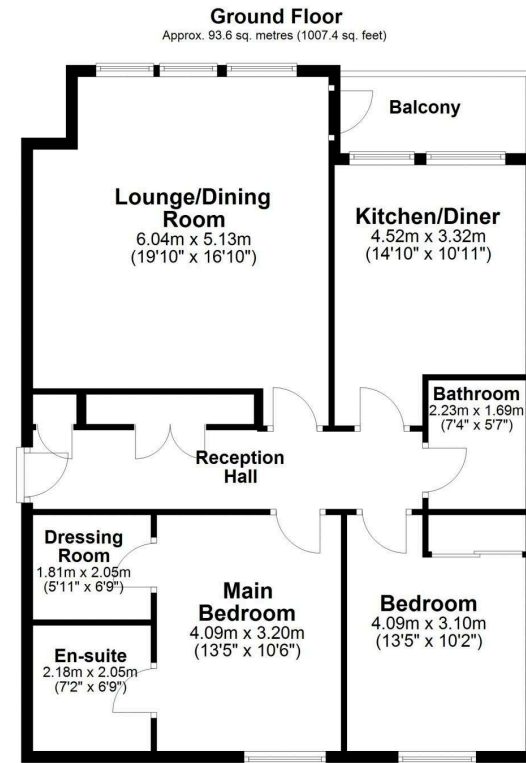
Located yards from the shoreline in the popular coastal village of Skelmorlie with its local shops, primary school and with easy access to Wemyss Bay mainline train terminal giving its regular direct service to Glasgow, 5 Argyll View is an immaculate first floor executive apartment the has fabulous panoramic Firth of Clyde views from a spacious lounge, dining kitchen and external balcony.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway entered via secure entry phone system giving both stair and lift access to the property . Upon entering, a broad reception hallway with excellent storage opens to a bright and spacious west facing living/dining room with fine water views. The living room has a glazed door which gives access to an external balcony also with excellent water views. The kitchen also has views and is fitted with a range of wall and base units with integrated appliances to include ceramic hob, oven, microwave, extractor, washing machine, dishwasher and fridge freezer. The apartment has two double bedrooms. The main bedroom features a walk in wardrobe and has access to a three piece ensuite shower room fitted with a three piece suite to include WC, wash hand basin and walk in shower area. The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with over bath mixer shower.

In addition to the above the property has double glazing, gas central heating, allocated and visitor parking within the grounds of the development.

ENERGY RATING: B

COUNCIL TAX: F



Total area: approx. 93.6 sq. metres (1007.4 sq. feet)



## 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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