



**FLAT 14 TOWARD, THE LIGHTHOUSES, 3
GREENOCK ROAD, WEMYSS BAY, PA18**



 **neillclerk**
ESTATE AGENTS



Description

This is a rare opportunity to purchase a beautifully presented DUPLEX FLAT offering bright, spacious living over two levels in the desirable Lighthouses Development near the waterfront. There are panoramic views to the Firth of Clyde spanning from Arran with Goatfell visible on a clear day to the Isle of Bute and Cowal Peninsula. The ferry to Bute can be viewed from the front windows. The westerly aspect is ideal for enjoying sunsets over Argyll. There is a freshly redecorated interior and newly fitted laminate flooring.

Wemyss Bay offers excellent transportation links with regular rail service to Glasgow, ferry to Bute and main road leading south to Ayrshire or north to join the A8/M8 corridor. There is a selection of local shops within walking distance. Two parking spaces are allocated to the flat. Specification includes: double glazing and gas central heating. The building is protected by a video security entry system.

Highly impressive apartments comprise: Hallway by timber door with two inbuilt storage cupboards. The airy and generous sized Lounge/Dining Room features French doors leading to a Juliet balcony rail. The quality newly refaced Kitchen is on open plan with grey toned units, oak effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge/freezer, washing machine and dishwasher.

There are two rear facing double sized Bedrooms on this level. The quality Bathroom comprises a three piece suite offering: bath with shower, wc and pedestal wash hand basin. There is a chrome style heated towel rail, plus tiled floor and partial wall tiling.

Stairs to the Upper Level with Landing and inbuilt cupboard. The 3rd Mezzanine Bedroom with walk in wardrobe features a gallery rail. This room could also be used as a home office. The Shower Room features a suite comprising: pedestal wash hand basin, wc and shower cubicle.

Immediate inspection advised. EPC = C

Measurements

Hallway

Lounge / Dining Room
5.08m x 5.36m (16'8 x 17'7)

Kitchen
2.26m x 3.45m (7'5 x 11'4)

Bedroom 1
2.74m x 4.19m (9'0 x 13'9)

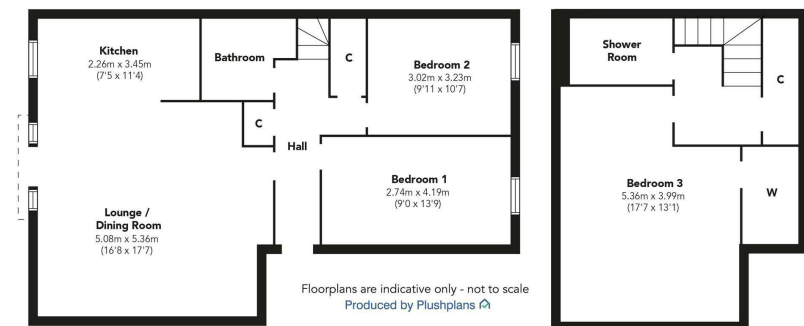
Bedroom 2
3.02m x 3.23m (9'11 x 10'7)

Bathroom

Upper Landing

Bedroom 3
5.36m x 3.99m (17'7 x 13'1)

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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