



**36, MOUNT STUART DRIVE, WEMYSS
BAY, PA18 6DX**



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ESTATE AGENTS



Description

Situated within a sought after residential location this extended four bedroom DETACHED VILLA offers an ideal family home. The garage has been converted to create a 4th bedroom/family room and a conservatory has been added which overlooks the rear garden. A monoblock driveway provides off street parking for two cars.

The front garden features a lawned plot. There is a decked area with space for table and chairs which is perfect for summer days, lawned plot, paved patio and metal shed within the rear garden which backs onto woodland. Specification includes: double glazing, gas central heating and laminate flooring. Lies close to local shops, transport facilities and local primary school. Wemyss Bay offers a railway station with regular service to Glasgow, plus ferry to the Isle of Bute.

Family accommodation Entrance Vestibule by UPVC double glazed door with side window. The bright Lounge / Dining Room has a front facing window, plus rear patio doors leading to the Conservatory which enjoys views over the garden with French doors providing direct access to the garden.

The Kitchen with rear window features white fitted units, maple style work surfaces and splashback tiling. Appliances include: extractor hood, gas cooker and washing machine A double glazed door leads to the side of the property. There is a downstairs 4th bedroom which could also be a Family Room.

Stairs lead to the Upper Landing with side window, inbuilt cupboard and hatch to the loft. There are three double sized Bedrooms with bedrooms 1 and 2 benefiting from wardrobe storage. The Bathroom with rear window features a three piece suite comprising: pedestal wash hand basin, wc and bath with shower. Additional specification includes: wall and floor tiling, chrome style heated towel rail and decorative panelled ceiling with downlighters.

Viewing is highly recommended for this detached family home. EPC = D

Measurements

Entrance Vestibule

Lounge / Dining Room
3.02 x 6.96 (9'11" x 22'10")

Conservatory
2.82 x 2.87 (9'3" x 9'5")

Kitchen
2.16 x 2.84 (7'1" x 9'4")

4th Bedroom / Family Room
2.31 x 3.73 (7'7" x 12'3")

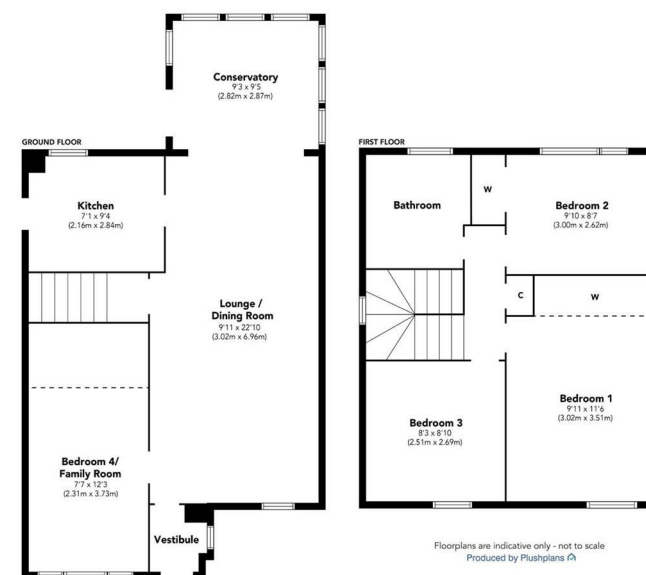
Upper Landing

Bedroom 1
3.02 x 3.51 (9'11" x 11'6")

Bedroom 2
3.00 x 2.62 (9'10" x 8'7")

Bedroom 3
2.51 x 2.69 (8'3" x 8'10")

Bathroom













Agents Notes:

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