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Estate Agents*



11 INNELLAN ROAD, WEMYSS BAY, PA18 6EF

OFFERS OVER £210,000

C/TAX BAND: C

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:D

Enjoying a quiet Cul De Sac location this three-bedroom SEMI DETACHED VILLA in Wemyss Bay is a stylish property which is sure to appeal to a variety of buyers from families or those looking for a quiet village life with easily accessible transport links. Panoramic views towards the Firth of Clyde and Hills beyond.

Entrance Hallway leads into Bright and Spacious Lounge with rear facing window. There is also space for dining with French doors from the lounge lead out to the large conservatory which offers stunning views across the Clyde and hills beyond. The modern kitchen is also accessible from the hallway, which is made up of white gloss units, marble effect flooring, wall mounted double oven with built in microwave and a window looking out the front of the property. Further room currently used as storage.

The back garden has been thoughtfully planned over a three-tiered space offering large conservatory, a decked area for relaxing and an area of multi-use with artificial lawn.

On the first floor of the home there are three bedrooms, two of which are double rooms and one with built in wardrobe. Two face the rear of the property and benefit from the spectacular river views.

Recently Fitted Family Bathroom with three-piece white suite including bath & separate shower cubicle. Wet wall panels throughout.

The front of the home boasts a multiple car Mono block driveway.

The property specification includes has both gas central heating and double glazing

The surrounding area of Wemyss Bay offers a picturesque setting, with stunning views, beach walks and a friendly community.

Lounge
20'8" x 10'9" (6.30 x 3.30)



Bedroom 1
14'1" x 8'10" (4.30 x 2.70)



Bedroom 2
11'5" x 10'5" (3.50 x 3.20)

Kitchen
11'5" x 7'6" (3.50 x 2.30)



Conservatory
20'8" x 11'9" (6.30 x 3.60)



Bedroom 3
 6'2" x 5'6" (1.90 x 1.70)



Study
 6'2" x 5'6" (1.90 x 1.70)



Bathroom
 9'10" x 6'4" (3.00 x 1.95)



IMPORTANT NOTE TO PURCHASERS:
 **MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	65	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	66	76

