



***30 LOMOND ROAD, WEMYSS BAY, PA18 6BD***

***OFFERS OVER £250,000***

***3 BEDROOM HOUSE - DETACHED***

***C/TAX BAND: D***

***EPC BAND:D***

An immaculately presented DETACHED VILLA set in the beautiful coastal village of Wemyss Bay. This fantastic family home has been modernised by the current owners to a high standard and lies in close proximity to local shops and the primary school. For those working further afield there are excellent road, rail and ferry transport links.

The accommodation on offer comprises of a broad and Welcoming Reception Hallway incorporating a modern newly fitted W.C. with vanity sink unit. A deep storage cupboard under stairs.

The Bright and Stylish Lounge which has a feature floor to ceiling front window and feature fireplace. Double doors leading into the Dining room with access to the Kitchen and rear garden through French Doors. Both of these combined form a naturally bright and exceptionally large living space.

The modern fitted Kitchen offers ample storage in the form of both base and wall mounted units. In addition the wall mounted double Oven and Microwave, Gas Hob and Stainless Steel Extractor and integrated Fridge Freezer, Door leading onto side garden.

The upper level of the property extends to three well proportioned Bedrooms all with fitted storage and a Modern fitted family luxury bathroom with three piece white vanity suite and separate walk in shower cubicle. Tiling throughout, under floor heating. A further two storage cupboards on this level Hallway.

The specification of this property includes Gas Central Heating, Double Glazing.

Front garden laid to lawn with Monoblock Path and Driveway leading to the Garage. Well maintained enclosed rear garden laid with Lawn and ornate paved Patios, with mature shrubs throughout.

Early viewing is highly recommended in order to fully appreciate both the location and accommodation on offer.

### Lounge

13'5" x 11'8" ( 4.11m x 3.58m)



### W.C.

### Dining Room

10'5" x 8'6" ( 3.18m x 2.6m)



### Bedroom 1

13'1" x 9'1" ( 4.00m x 2.78m)

### Kitchen

10'3" x 9'7" ( 3.14m x 2.94m )





**Bedroom 2**  
11'9" x 10'2" (3.60m x 3.12m)



**Bathroom**  
6'3" x 5'5" (1.93m x 1.66m)



**Bedroom 3**  
10'0" x 9'0" (3.06m x 2.75m)



**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.



