




McEwan Fraser Legal

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30 The Shores

SKELMORLIE, NORTH AYRSHIRE, PA17 5AZ

SKELMORLIE

NORTH AYRSHIRE / PA17 5AZ

...A SPACIOUS &
DESIGN-LED THREE
BEDROOM. SECOND
FLOOR APARTMENT
WITH A HOST OF
FEATURES

FLAT 30. THE SHORES. IS
POSITIONED IN ONE OF THE MOST
SOUGHT AFTER AREAS IN THE
VILLAGE OF SKELMORLIE...

...and the neighbouring town of Wemyss Bay provide excellent local amenity shopping. The two villages form a belt of substantial, predominantly Victorian dwellings where wealthy merchants of Glasgow built their holiday and weekend homes. Today many of these dwellings have been subdivided and are occupied by families commuting daily to Glasgow. The M8 and the city centre of Glasgow can be accessed via the A78 in approximately 45 minutes and by train in a similar time from Wemyss Bay railway station. Wemyss Bay also serves as the ferry terminal for holidaymakers travelling to Rothesay and the Isle of Bute. Prestwick Airport (33 miles) provides flights to London Stansted, Ireland and a wide number of continental European destinations. Local schooling can be found nearby at Largs Academy, with Glasgow and Kilmacolm providing an excellent choice of private schooling. There is a local primary school in Skelmorlie. For sporting enthusiasts, the Firth of Clyde provides some of Scotland's most testing waters and is home to a number of acclaimed marinas including Kip Marina and Largs Yacht Haven where many fine craft can be found. There are a number of quality golf courses in the area including Skelmorlie Golf Club's 18 hole course.



30 THE SHORES

...COMMANDING
PANORAMIC VISTAS
IN A CENTRAL
LOCATION...

PART EXCHANGE AVAILABLE.
THIS FABULOUS, SECOND-FLOOR
APARTMENT IS LOCATED WITHIN A
HANDSOME BUILDING WHICH...

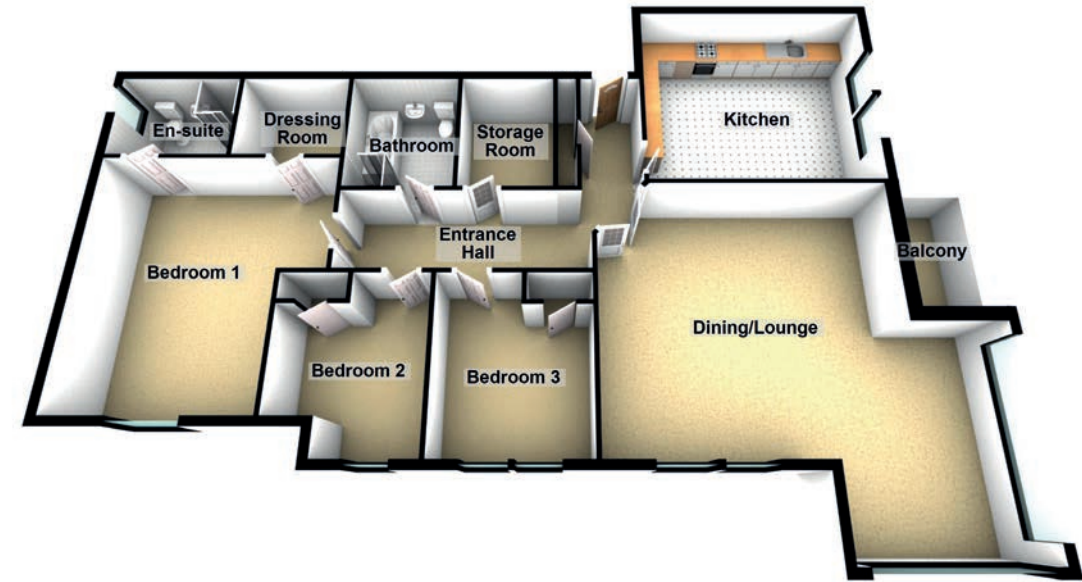
...enjoys an enviable, elevated position to create a spacious, low-maintenance, design-led property that oozes modern living. The property commands panoramic vistas spanning the River Clyde and boasts an excellent internal specification. The property has a host of features to include a communal entrance hall entered via video security entry phone, an excellent lift facility, allocated parking, double glazing, and gas central heating. The property has spacious well designed apartments which may be of particular interest to a professional couple seeking an easily managed property or to downsizers who are not prepared to compromise on space and quality and is centrally placed for shops, bars, restaurants and road links.

A welcoming hallway entrance with 'Karndean' flooring sets the tone for the property and gives a glimpse of what has yet to come. The immediately impressive open plan formal lounge and dining area has a wealth of modern charm and is flooded with natural light and boasts views that will simply take your breath away. It gives the feeling of being on a cruise ship. The dining area is often used for hosting dinner parties, giving you

the chance to impress your guests with your culinary skills - it's easy to imagine the fabulous evenings and good company the magnificent space has played host to. Access to the balcony is from this area, many a time has been spent here relaxing after a hard day whilst enjoying the beautiful outlook. The luxury breakfasting kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces over flush unit doors in natural tones and a range of integrated appliances meaning it's equipped with convenience and functionality, the perfect zone for an aspiring chef. Clear, crisp and contemporary styling continues into the three well-proportioned bedrooms which exhibit fitted wardrobes. The master bedroom is further enhanced with a cleverly designed en-suite shower room which features a large walk in shower and an enviable dressing room. The sleek three-piece main bathroom exudes luxury, with an elegant suite that includes stylish tiling.

The property is serviced by double glazing and gas central heating which ensures a warm yet cost effective way of living all year round.





SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

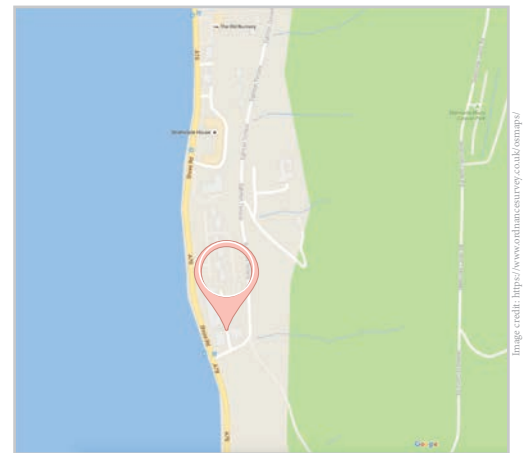
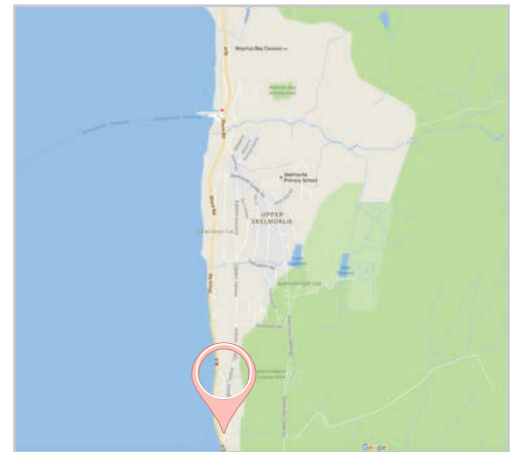
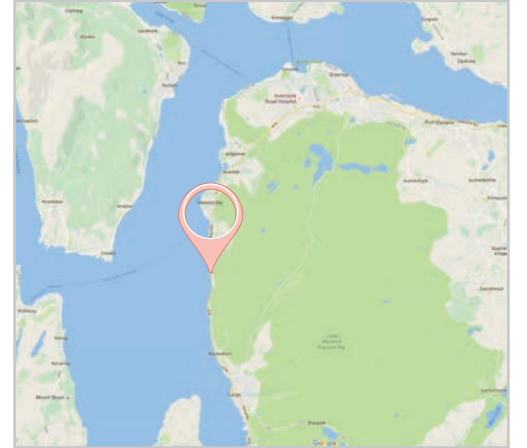
Dining/Lounge	8.10m (26'7") x 6.77m (22'3")
Kitchen	5.00m (16'5") x 4.30m (14'1")
Bedroom 1	5.67m (18'7") x 4.00m (13'1")
En-suite	2.30m (7'7") x 1.90m (6'3")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.10m (10'2")
Dressing Room	2.66m (8'9") x 2.00m (6'7")

Bathroom 2.20m (7'4") x 2.00m (6'7")
Gross internal floor area (m²) 154 m²

EPC Rating B

EXTRAS
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.





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Part
Exchange
Available

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