




McEwan Fraser Legal

Solicitors & Estate Agents

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29 The Shores

SKELMORLIE, NORTH AYRSHIRE, PA17 5AZ

Skelmorlie



Flat 29, 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 much fine craft can be found. There are a number of quality golf courses in the area including Skelmorlie Golf Club's 18 hole course.



FERRY TERMINAL



TRAIN LINKS



LOCAL AMENITIES



SEA VIEWS



“...Wemyss Bay also serves as the ferry terminal for holidaymakers travelling to Rothesay and the Isle of Bute...”

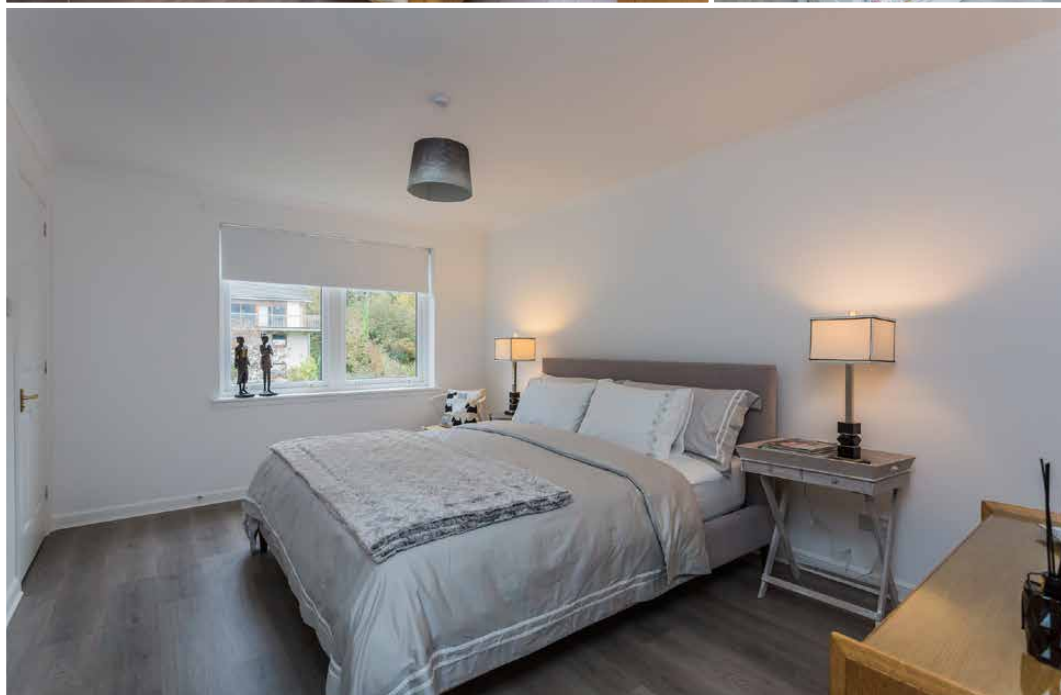
This fabulous, second-floor apartment is located within a handsome building which enjoys an enviable, elevated position to create a spacious, low-maintenance, design-led property that oozes modern living. The property commands panoramic vistas spanning the River Clyde and boasts an excellent internal 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 sets the tone for the property and gives a glimpse of what has yet to come. The immediately impressive open plan formal lounge 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. 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.



“...The property commands panoramic vistas spanning the River Clyde and boasts an excellent internal specification...”



Approximate Dimensions
(Taken from the widest point)

Lounge	6.40m (21') x 4.30m (14'1")
Kitchen/Diner	4.70m (15'5") x 3.00m (9'10")
Master Bedroom	4.70m (15'5") x 3.30m (10'10")
Bedroom 2	4.70m (15'5") x 3.20m (10'6")
Bedroom 3	4.70m (15'5") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 2.00m (6'7")
En-suite	2.20m (7'3") x 2.00m (6'7")
Dressing Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 115m²

EPC Rating: B

Extras (Included in the sale): Carpets, floor coverings, light fixtures, curtains and blinds



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

VIEW FROM BALCONY



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Part
Exchange
Available

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