



Fantastic FIRST FLOOR FLAT located in a sought after area of Wemyss Bay. Stunning views towards the Firth of Clyde. Allocated parking space. Secured entry with lift access. Gas central heating and double glazing throughout.

**21 WEMYSS POINT, WEMYSS BAY PA18 6AQ**

**Offers Over: £255,000**

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Entrance hall with large storage cupboard. Family lounge to the front of the property hosting a balcony with wonderful views of the River Clyde making it the perfect relaxation spot. Access to balcony by way of a patio door giving great natural light to the lounge. Fantastic fitted dining kitchen consisting of a variety of wall and base units providing ample work and storage space. Integrated appliances include gas hob with hood over, oven, grill and dishwasher.

Modern shower room hosting w.c., wash hand basin with vanity unit, shower cubicle and heated chrome towel rail.

There are three bedrooms in the property all of which are double. Bedrooms one and two host storage with bedroom one also comprising an en-suite shower room which has a w.c., wash hand basin and shower cubicle. The third bedroom is currently being used for storage.

Early viewing of this property is highly recommended

### ACCOMMODATION

Lounge - 5.25m(17'2")x4.98m(16'3")approx.

Kitchen - 5.21m(17'0")x4.10m(13'4")approx.

Bedroom one - 4.32m(14'1")x3.28m(10'7")approx. excluding wardrobes

En-suite - 1.93m(6'3")x1.54m(5'0")approx.

Bedroom two - 4.16m(13'6")x2.78m(9'1")approx.

Bedroom three - 3.23m(10'5")x2.29m(7'5")approx.

Shower room - 2.41m(7'9")x1.54m(5'0")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.  
(press option 2).