



  
**McEwan Fraser Legal**

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**Mirimar**

FLAT 9, 21 SHORE ROAD, SKELMORLIE, NORTH AYRSHIRE, PA17 5EH



# SKELMORLIE

NORTH AYRSHIRE, PA17 5EH

SKELMORLIE'S HISTORY IS RECORDED  
AS FAR BACK AS THE FIFTEENTH  
CENTURY.

This property 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.



# MIRIMAR

FLAT 9, 21 SHORE ROAD

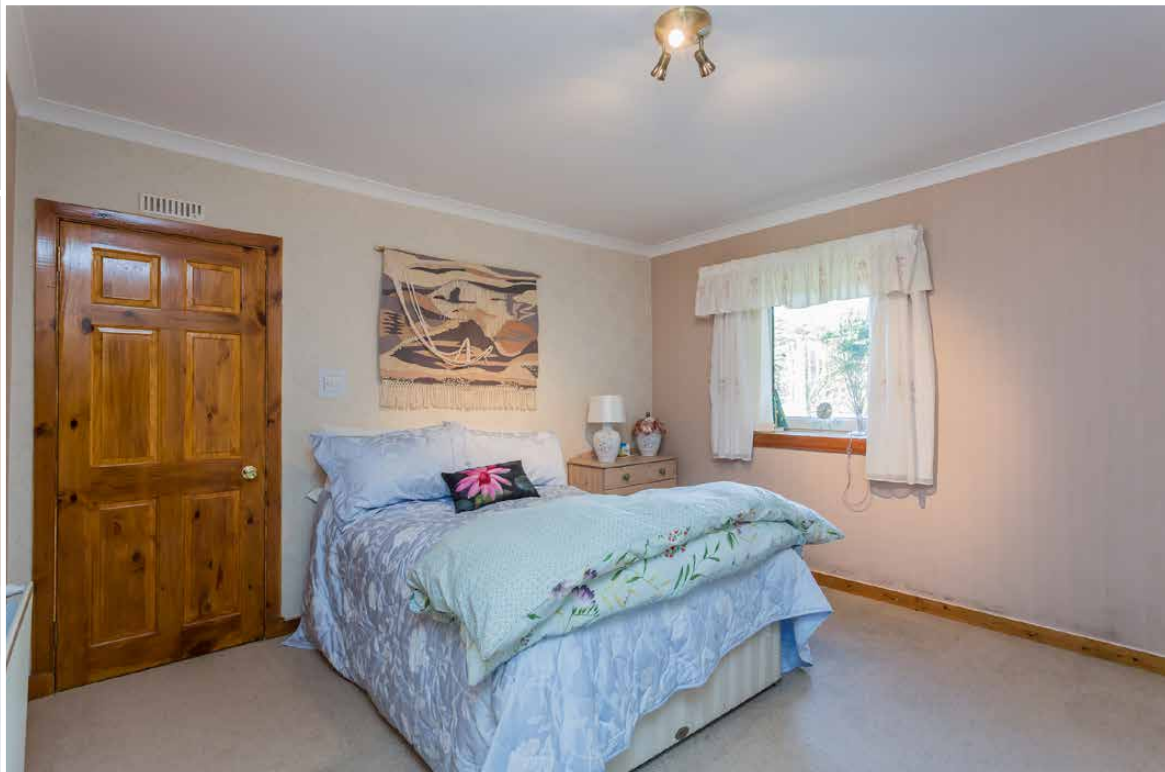
A BRIGHT AND SPACIOUS THREE BEDROOM  
MIDDLE APARTMENT WITH LOVELY VIEWS.

We are delighted to offer to the market this spacious three bedroom apartment which boasts spectacular views of the Firth of Clyde and Arran.

The property would be an ideal buy for a wide variety of purchaser's looking for their ideal home. The apartment has been designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The property is set back from the road and is accessed via a security main door with stairs leading up to Flat 9.

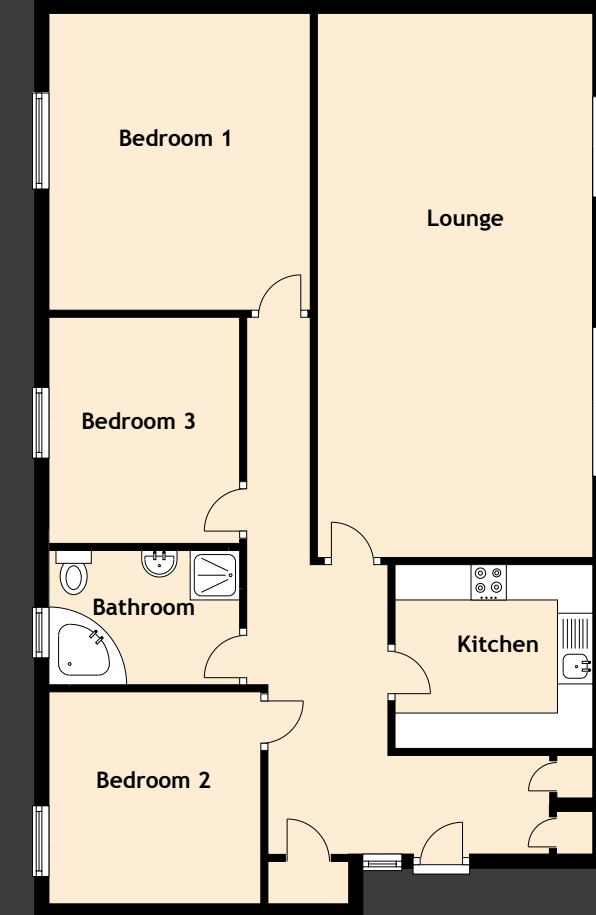
An impressive hallway will allow discerning purchasers to be greeted with a first class specification and it will become immediately apparent that this home has been well looked after and is fit for today's modern living. The lounge has a range of furniture configurations and is flooded with natural light from the two picture windows offering a spectacular outlook. In addition to these features, this room also has an electric fire and surround as its focal point - giving the room a real cosy feel. The kitchen has been professionally fitted to include a quality range of wall and floor mounted units with a striking marble worktop. It further benefits from a host of integrated appliances. Ample space for a washing machine, fridge freezer and dishwasher can also be found within this zone.

The apartment offers three good sized bedrooms. All bedrooms have ample floor space for additional free standing furniture if required. Any of these rooms could be transformed into a number of things such as a separate dining room, study or 'hot office' for those requiring working from home arrangements. A four piece family bathroom suite to include a corner bath completes the impressive accommodation internally.



# PROPERTY SPECIFICATIONS

FLOOR PLAN | DIMENSIONS | LOCATION



Approximate Dimensions  
(Taken from the widest point)

Lounge	7.70m (25'3") x 3.90m (12'10")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 3.70m (12'2")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: C

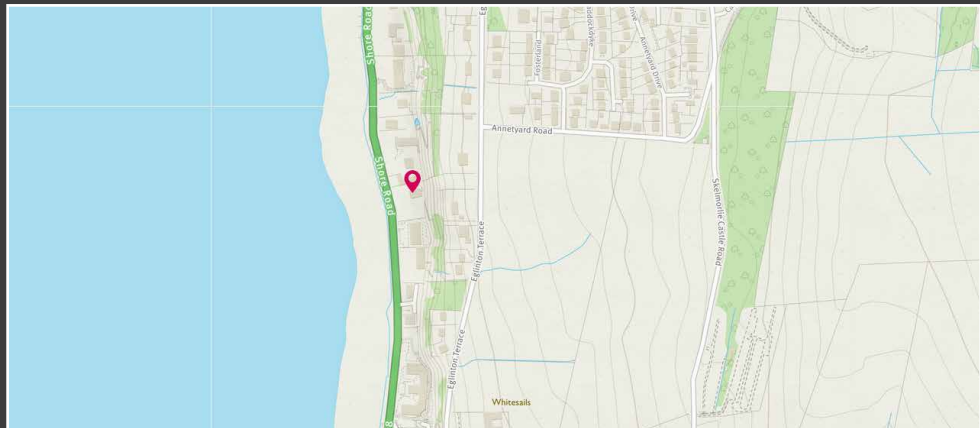


Image credit: <https://www.dailymail.co.uk/property/>

Externally there is off road/shared residents parking for a number of vehicles. The communal garden ground is fully enclosed and well maintained. This area is the perfect place to unwind and is popular in the summer months. The high specifications of this family home also include double glazing and gas central heating to ensure a warm, yet cost-effective, living environment all year round.



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