

Flat 2 Waters Edge

SHORE ROAD, SKELMORLIE, NORTH AYRSHIRE, PA17 5EB



*A BRIGHT AND SPACIOUS TWO
BEDROOM APARTMENT*



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This fabulous, first-floor apartment is located within a handsome building which enjoys an enviable, elevated position, creating a spacious, low-maintenance, design-led property that oozes modern living. The property commands panoramic vistas spanning the Firth of Clyde and boasts a host of features to include off-road parking and a garage. 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. The apartment is centrally placed for shops, bars, restaurants and road links.

A welcoming hallway entrance leads to all apartments. The immediately impressive lounge is flooded with natural light, boasting views that will simply take your breath away. There is space provided in this zone for a table and chairs for more formal dining. Access to the balcony is from this area, and many a time has been spent here relaxing and enjoying the beautiful outlook.





The kitchen has a good range of wall and floor units with integrated appliances, meaning it's equipped with convenience and functionality, it also has plumbed space for free-standing appliances. The current owner has added a useful breakfast bar.

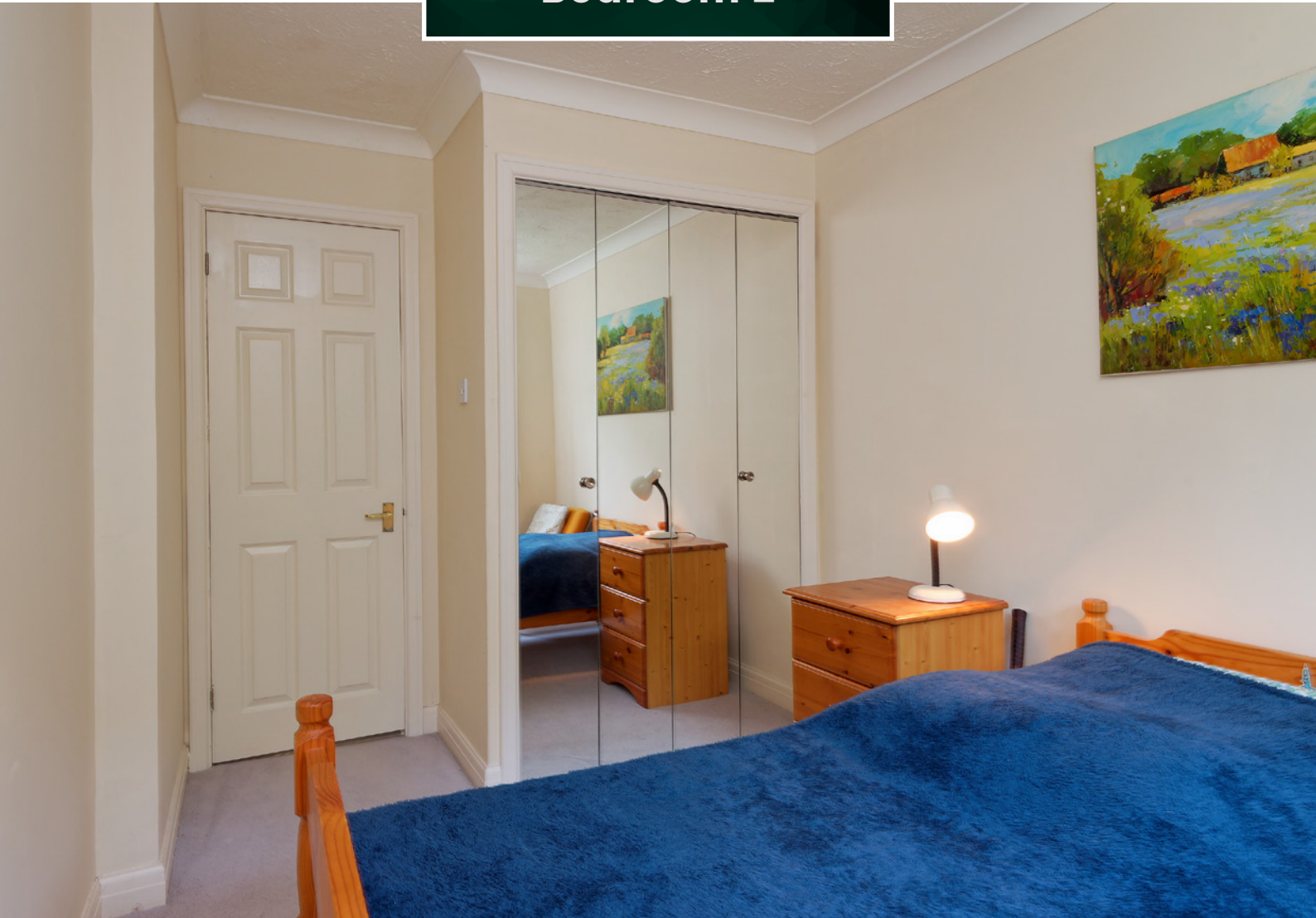


The clear, crisp and contemporary styling continues into the two well-proportioned bedrooms, which exhibit fitted wardrobes. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The sleek four-piece main bathroom, with an elegant suite, completes the impressive accommodation internally.

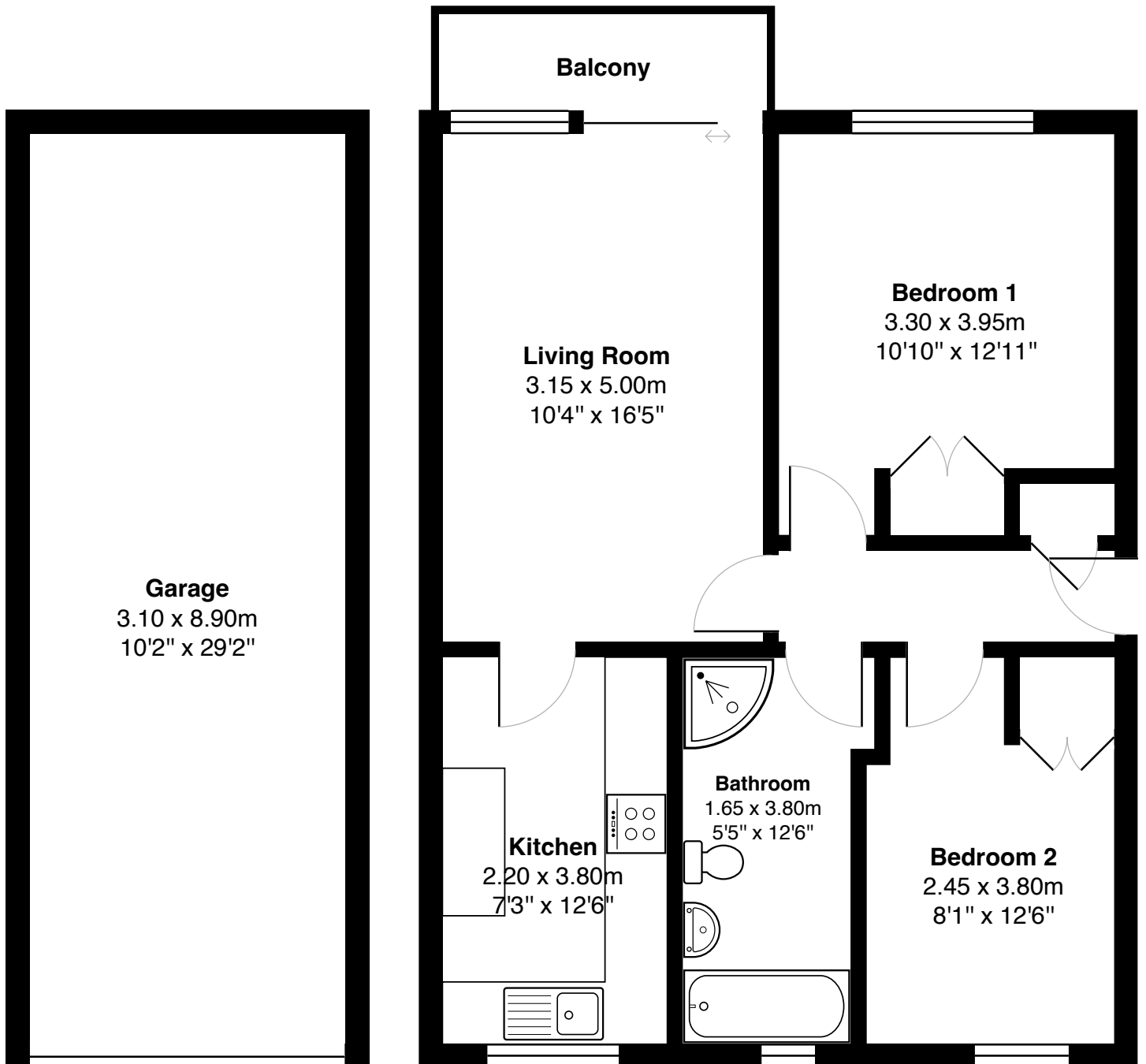




Bedroom 2







Gross internal floor area (m²): 58m²

EPC Rating: C

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

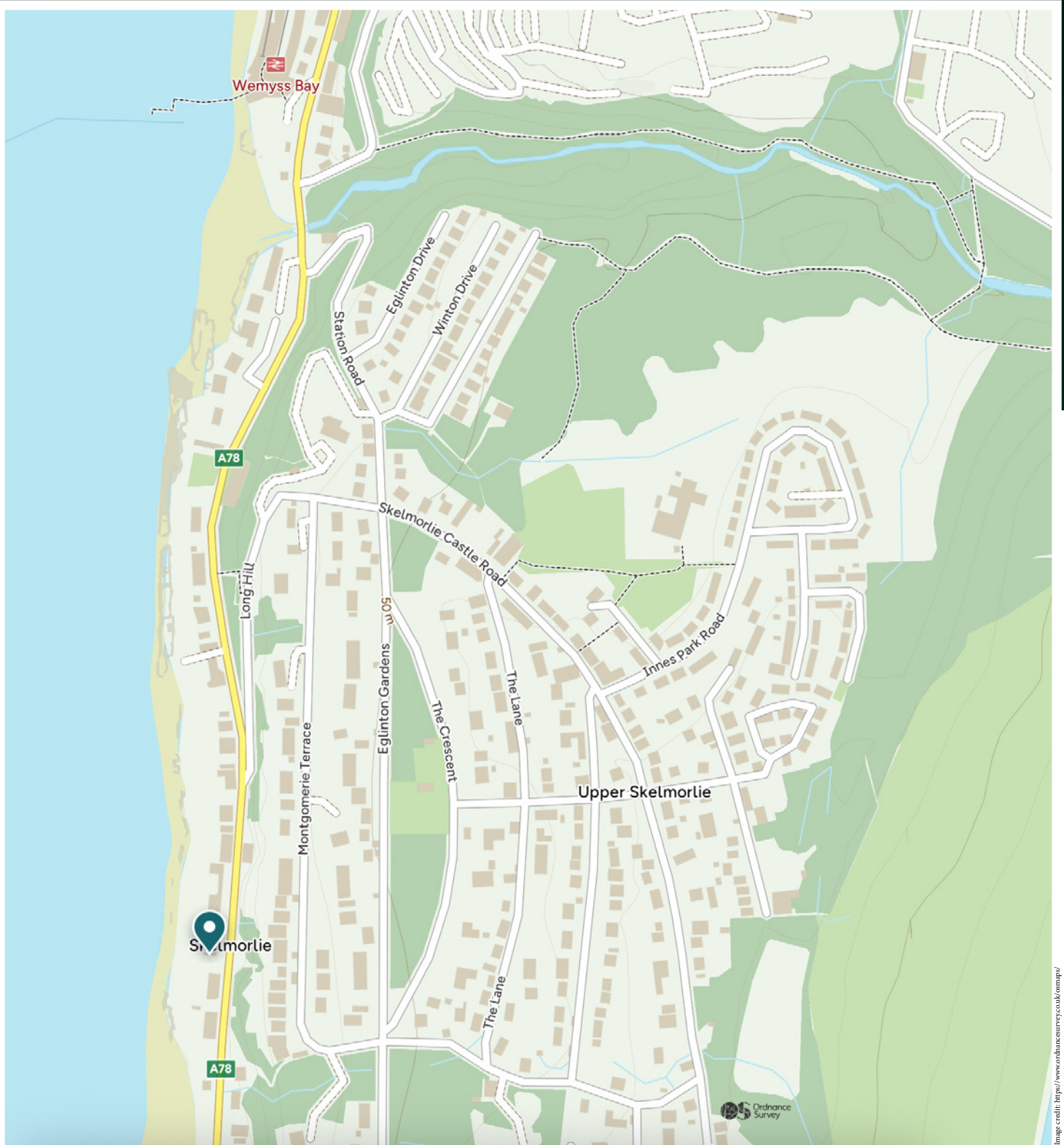
Externally, there are well-maintained communal grounds and plenty of private parking as well as a private garage.





Flat 2, Waters Edge, is positioned in one of the most sought-after areas in the village of Skelmorlie with the neighbouring town of Wemyss Bay providing 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.



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