




McEwan Fraser Legal
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30 The Shores

SKELMORLIE, PA17 5AZ

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Flat 30, The Shores, 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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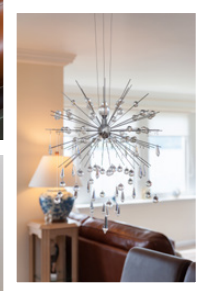
This fabulous, second-floor apartment is located within a handsome building which enjoys an enviable, elevated position, creating a spacious, low-maintenance, design-led property that oozes modern living. The property commands panoramic vistas spanning the Firth of Clyde and boasts an excellent internal specification. The property has a host of features including 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. The apartment 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 and dining area, has a wealth of modern charm and is flooded with natural light, boasting views that will simply

take your breath away. It gives the feeling of being on a cruise ship. The dining area provides a magnificent entertainment space. Access to the balcony is from this area and many a time has been spent here relaxing and enjoying the beautiful outlook. The luxury breakfasting kitchen has an extensive range of wall and floor units with 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 current owners have transformed bedroom three into a home office. 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.

Part exchange available.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Dining/Lounge	8.10m (26'7") x 6.77m (22'3")
Balcony	2.80m (9'2") x 1.71m (5'7")
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")
Storage Room	2.66m (8'9") x 2.00m (6'7")

Gross internal floor area (m²): 154m² | EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Bedroom three's office furniture will not be included in the sale.

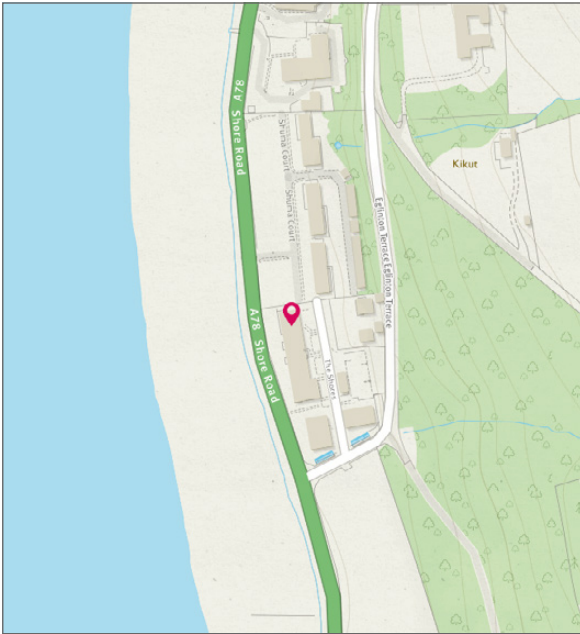


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