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28 Burns Drive
Wemyss Bay PA18 6BY



property description

An exceptional architecturally designed detached modern villa set in an exclusive development near to the shorefront in the picturesque coastal village of Wemyss Bay. This unique property has been designed for the owners to be able to fully appreciate the magnificent river views on offer. This stunning spacious family home has been finished to an exacting standard throughout and is sure to appeal to a variety of discerning purchasers. The accommodation is formed over three levels and comprises on the entrance level of an entrance vestibule leading into a welcoming reception hallway incorporating a WC, a dining room, a family/ TV room with French doors leading into the enclosed gardens. The bespoke dining kitchen also features French doors into the extensive garden as well as an extensive range of both base and wall mounted units, a deluxe range master cooker with an extractor chimney hood, fridge freezer and a dishwasher. The utility room lies adjacent to the kitchen and has been fitted with an additional sink and base units with an authentic wet floor. The second level consists of a large formal lounge with sliding doors onto a balcony and a feature fireplace and gas fire. In addition on this level there are three double bedrooms and a luxury four piece bathroom suite including a separate quadrant shower enclosure. The final level contains the master bedroom with an en suite shower room and beautiful river views.

The specification of this stunning property includes double glazing, GCH, mono bloc driveway, integral garage and extensive professionally landscaped gardens.

Wemyss Bay offers excellent transport links for the commuter as well as a variety of local shops and a high regarded Primary School.

Early viewing is highly recommended in order to fully appreciate this exclusive sought after location and seldom available accommodation on offer.

measurements

ENTRANCE VESTIBULE

HALLWAY

WC

LOUNGE

17'10 X 15'1

DINING ROOM

13'8 X 12'10

FAMILY / TV ROOM

13'4 X 10'6

KITCHEN

22'1 X 12'8 @ WIDEST POINT

UTILITY ROOM

6'9 X 6'5

MASTER BEDROOM

17'11 X 16'6

ENSUITE SHOWER ROOM

9' X 7'

BEDROOM 2

17' X 9'9

BEDROOM 3

16'8 X 9' @ WIDEST POINT

BEDROOM 4

11' X 8'11

BATHROOM

9'6 X 7'4



Floor plans are indicative only - NOT TO SCALE.











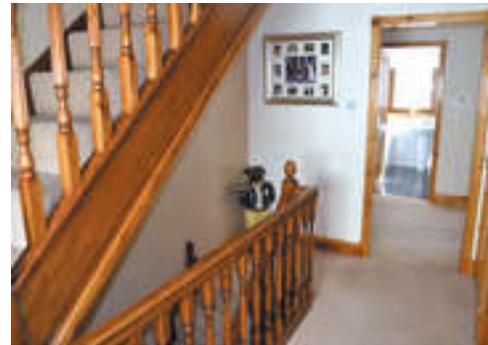


TRAVEL DIRECTIONS

On entering Wemyss Bay turn right into Ardgowan Road, through the mini roundabout after the primary school and continue up the hill.

Thereafter turn right into Burns Drive where No. 28 is located on the right hand side of the road near to the end of the development.

These details were prepared on 24th April 2012



WHAT TO DO NEXT

For a viewing appointment call our office on **01475 792800** Weekdays 9am - 5.30pm & Sat 10am - 1pm

Call **0141 574 1519** Weekdays 5.30pm - 9pm, Sat 1pm - 4pm & Sun 10am - 4pm

- Do you require a solicitor?
Free legal quotations from W.W. & J. McClure Solicitors
- Free valuation and appraisal of your current home.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

GSPC
PROPERTY

GSPC Reference: 198709



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www.mcclure-estate-agents.co.uk

sales@mcclure-estate-agents.co.uk

89 West Blackhall Street

Greenock PA15 1XP

Tel: 01475 792800

Fax: 01475 791979

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