



**8 WEMYSS COURT, WEMYSS BAY,  
PA18 6BF**





## Description

This extensively upgraded and immaculately presented two bedroom GROUND FLOOR APARTMENT offers stylish contemporary living within a prestigious development close to the waterfront. The current owner has refitted both the kitchen and bathroom to an exceptionally high standard, plus chosen quality wall coverings to add further to impressive finish.

Superb specification includes: triple glazing, gas central heating and security door entry system. There is allocated parking and additional shared resident's parking available. Set within well maintained landscaped communal grounds with private drying facilities to the rear of the property, plus well stocked plot with mature shrubs and elevated patio area. There is a private storage cupboard accessed from the well maintained communal hallway.

The coastal village of Wemyss Bay offers a host of amenities amongst which are: primary schooling, local shops / services including community centre, chemist and GP surgery. Lies convenient for road, rail and ferry links ideal

Excellent apartments comprise: welcoming Entrance Hallway by timber door with two inbuilt cupboards. The spacious airy front facing Lounge / Dining Room is reached by glazed double doors from the hall or by further glazed double doors from the kitchen. There are sliding patio doors leading to a private patio area with window formations to either side. This room offers an ideal space for relaxing and entertaining.

There is a high quality luxury refitted Kitchen with high gloss cashmere units, high gloss pearlescent work surfaces, matching splashback, feature under lighting and feature tiled floor. Appliances include: stainless steel chimney extractor hood with glass canopy, electric induction hob, oven, integrated fridge/ freezer, washing machine and dishwasher.

There are two double sized Bedrooms both enjoying views over the landscaped rear garden. The Master Bedroom has three inbuilt wardrobes providing generous storage. The luxury refitted Bathroom has a rear window with quality three piece suite comprising: vanity wash hand basin set within dark oak style unit, wc and bath with chrome style shower, plus shower screen. Further benefits include: high quality wall tiling, tiled floor with underfloor heating and vertical radiator.

Viewing is essential to appreciate the particularly high standard of internal finish . EPC = C.

## Measurements

Hallway

Lounge / Dining Room

19'9 x 20'10 (6.02m x 6.35m)

Kitchen

10'7 x 11'1 (3.23m x 3.38m)

Bedroom 1

12'1 x 11'4 (3.68m x 3.45m)

Bedroom 2

12'1 x 9'7 (3.68m x 2.92m)

Bathroom

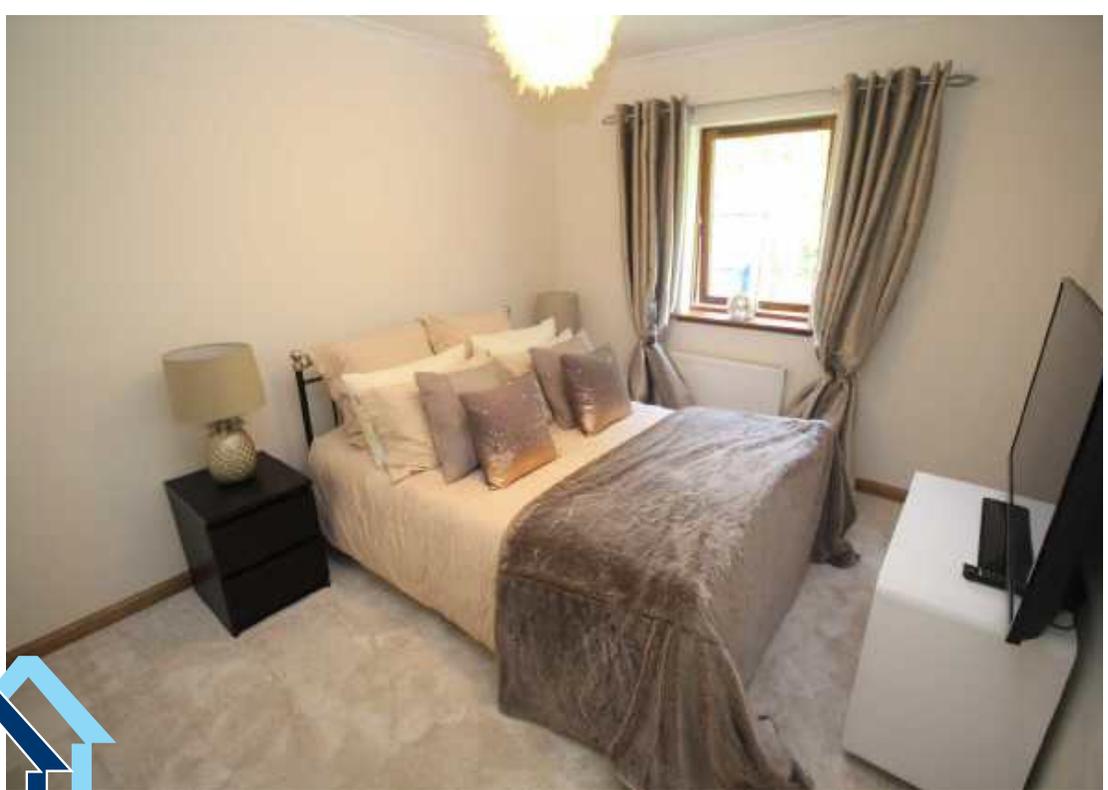


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