



Fine modern villa with panoramic sea and island views

1 Leapmoor Drive, Wemyss Bay, Renfrewshire, PA18 6BT

savills

Reception hall • Drawing room • Kitchen • Utility room
Sun room • Dining room • Ground floor bedroom suite
WC • Study • Sitting room • First floor kitchen • 4 en suite
bedrooms • Double garage • Gardens • Shore access

Directions

From Glasgow city centre head west on the M8, continue into Greenock and follow signs for Largs/Wemyss Bay on the A78. Continue through Inverkip and on arrival in Wemyss Bay take the turning on the right onto Ardgowan Road. Continue along Ardgowan Road and turn right into Leapmoor Drive; Number 1 is found on the left hand side.

Situation

Leapmoor Drive is a well established and sought after location with a range of bungalows and high quality villas built in the 1990s. Number 1 Leapmoor Drive is an architect designed villa built to the highest of standards and is surrounded by exceptional, mainly lawned gardens leading to the foreshore. The property has uninterrupted views over the Firth of Clyde to the Kyle Peninsula, the Isle of Bute, The Cumbræes and the Isle of Arran.

Wemyss Bay is a picturesque semi-rural village which enjoys Wemyss Bay is a picturesque semi-rural village which enjoys magnificent aspects over the Firth of Clyde and is also an attractive holiday destination due to the ferry link to the Isle of Bute. This part of the Clyde coastline provides excellent sailing facilities and, a testimony to this, both Inverkip and Largs Marina are within a few miles of the property. Wemyss Bay has its own historic railway station, built by arguably Scotland's finest architect, James Miller,

and the railway station provides a direct link to the local town of Greenock and beyond to Glasgow City Centre. The station is the terminus on the Inverclyde line and incorporates the Caledonian MacBrayne ferry terminal which provides daily sailings to the Isle of Bute.





Description

1 Leapmoor Drive is an exceptional, architect designed detached villa surrounded by manicured gardens with direct access to the Firth of Clyde shoreline and with uninterrupted open aspects to the Isle of Bute, the Cumbraes and Arran. The accommodation including the double garage extends to over 4100 sq ft and begins on the ground floor with an entrance vestibule leading to a spacious reception hallway with cloakroom off. The hallway leads into a double height drawing room with magnificent open aspects and doors leading to a terrace. Additional reception rooms on the ground floor include the formal dining room, home office / study and a beautiful sun room which takes full advantage of the views to the garden, foreshore and the islands beyond. On the ground floor there is also the principal double bedroom with walk in dressing room and en suite bathroom, modern fitted dining kitchen with an extensive range of base and wall mounted units and central island, with fitted utility room off, and cloakroom / WC. There is an integrated double garage with remote control doors.

Ascending the main staircase, on the first floor there is a galleried landing with mezzanine overlooking the drawing room. A separate sitting room on this level could be used as another bedroom, and there are four additional double bedrooms, two with en suite shower rooms, and one with a balcony.

The accommodation on the upper floor is flexible and the southern side of the upper floor could be used as a separate

annexe accessed independently via the back staircase, which could then incorporate the sitting room, upstairs kitchen and bedroom with en suite shower room, if required.

The surrounding gardens are a credit to the current owners, mainly lawned with a wide variety of mature trees and shrubs including palm trees.





Local Authority
Inverclyde Council

EPC - Band C

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills - 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.













1 Leapmoor Drive, Wemyss Bay

Total area: approx. 382.3 sq. metres (4114.9 sq. feet) Including Garage



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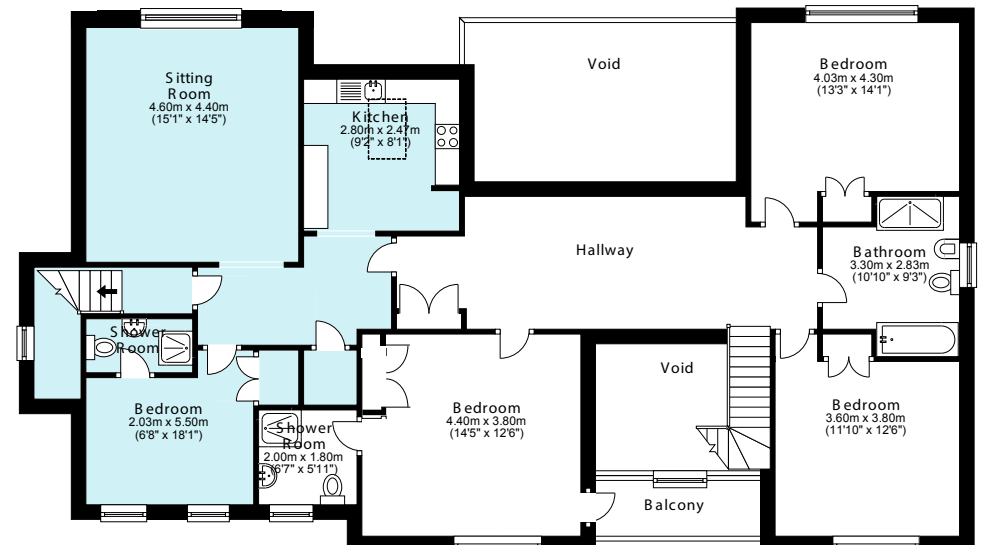
0141 222 5875

glasgow@savills.com

Ground Floor
Approx. 234.3 sq. metres (2521.8 sq. feet)



First Floor
Approx. 148.0 sq. metres (1593.1 sq. feet)



For identification only. Not to scale. © 201014PG

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