



**17 PADDOCKDYKE**  
SKELMORLIE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Located in this quiet cul de sac setting in the popular coastal village of Skelmorlie and presented in good internal and external order, 17 Paddockdyke is a modern detached villa that makes an excellent family home.

The property has been developed on the ground floor by incorporating the original integral garage to an additional living/family room with woodburning stove which now makes a fabulous semi open plan living area incorporating the kitchen and a dining area. The accommodation on offer comprises an entrance hallway giving access to a spacious formal lounge with wall mounted fire and a set of French doors to the rear giving access to the gardens. The hall also opens on to the dining kitchen fitted with a range of wall and base units with butchers block work surfaces and a new freestanding cooker which may be included in the sale, there is also an integrated fridge.

The kitchen diner has access to a utility room which has plumbing for a washing machine with space for a tumble dryer and fridge freezer. On the upper landing the property has four bedrooms with the two front facing bedrooms having fitted wardrobes and enjoying views over Skelmorlie to the Firth of Clyde, Argyll and Arran in the west. The master bedroom has a three piece ensuite shower room. The bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with electric over bath shower. In addition to the above the property has double glazing, a new gas central heating boiler and monobloc driveway parking to the front suitable for multiple vehicles. The rear gardens are enclosed and are laid mainly to lawn with a timber entertaining deck and summer house which is included in the sale.









Skelmorlie and neighbouring Wemyss Bay offer a range of amenities, recreational facilities and swift travel links to Glasgow via bus, train and the upgraded road network. There is also a regular ferry service to the Island of Bute. Skelmorlie's amenities include primary schooling, a golf course, a bowling club, as well as restaurants and hotels nearby. 4 miles to the south, the bustling holiday town of Largs has a host of amenities as well as a regular service to the beautiful island of Cumbrae.

LA1651 | Sat Nav: 17 Paddockdyke, Skelmorlie, PA17 5DA

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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