



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**58 Lairds Dyke**

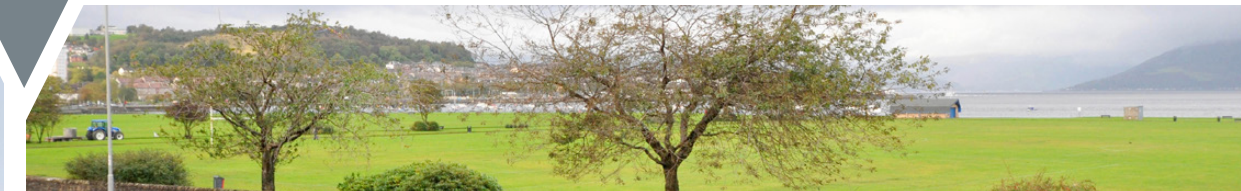
INVERKIP, GREENOCK, INVERCLYDE, PA16 0FN





# LOCATION

Positioned in a popular pocket of Inverkip



58 Lairds Dyke is situated in the popular village of Inverkip, up on the hill with views over the surrounding countryside. Inverkip has excellent road and rail links and offers an idyllic, relaxed lifestyle just thirty miles from Glasgow. It is serviced with local amenities, a sub Post Office is located within the pharmacy on the Main Street, plus a retail and business block named Kip Park. Which is located to the North side of the village comprising a cafe, fast food outlet, supermarket and a private nursery. It is also served by an excellent primary school, while nearby towns of Greenock and Gourock offer local shopping, leisure amenities and hospitals. For the yachtsman, the delights of Kip Marina need no introduction. Considered Scotland's premier marina, Kip has all the romance of the sea. It's lovely location, on the Southern shores of the Firth of Clyde, has views across the water to the Cowal Peninsula, with the rugged Argyll Mountains providing a stunning backdrop.





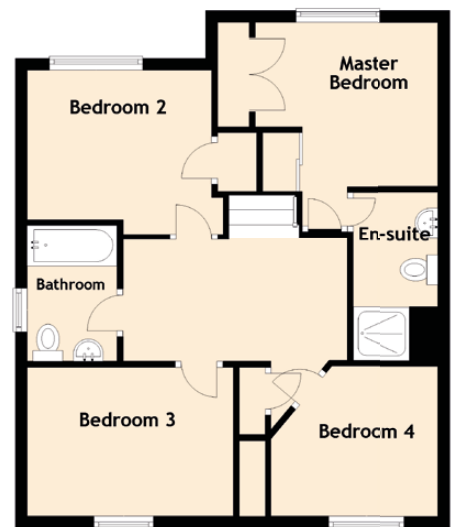
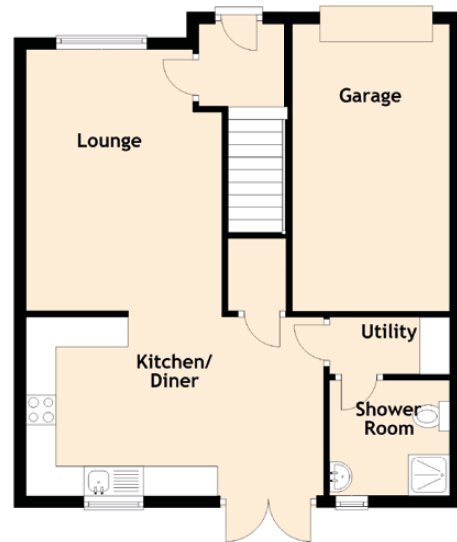
# PROPERTY

Stylish & chic 4 bedroom detached villa

Part Exchange Available. We are delighted to bring to the market this wonderful four bedroom, detached villa in a desirable, quiet location that offers the very real possibility of living the life of your dreams. If you have ever leafed through a trendy design or property magazine, you will know that there are certain houses that capture the imagination. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family. This property would be a fantastic acquisition for a family as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience. It has been decorated throughout with a contemporary theme and evokes a feeling of homeliness. The welcoming hallway sets the scene. Immediately, the impressive lounge offers, various furniture configurations and leads to the stylish and chic dining kitchen. With an abundance of floor and wall mounted units, and integrated appliances, it creates a fashionable and efficient workspace. The shower room and utility room can be found thereafter. Upstairs there are four, bright and airy good size bedrooms. All with a range of furniture configurations and space for additional free standing furniture if required. The master bedroom is further complemented with a stunning ensuite. The family bathroom is both functional and relaxing and completes the impressive accommodation internally. The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round. Externally, there are private front and rear gardens, with a driveway to the front providing off road parking with a garage thereafter. The rear garden is a real suntrap and offers pleasant views. This zone is popular with all members of the family, especially when relaxing in the hot tub.







# THE DETAILS

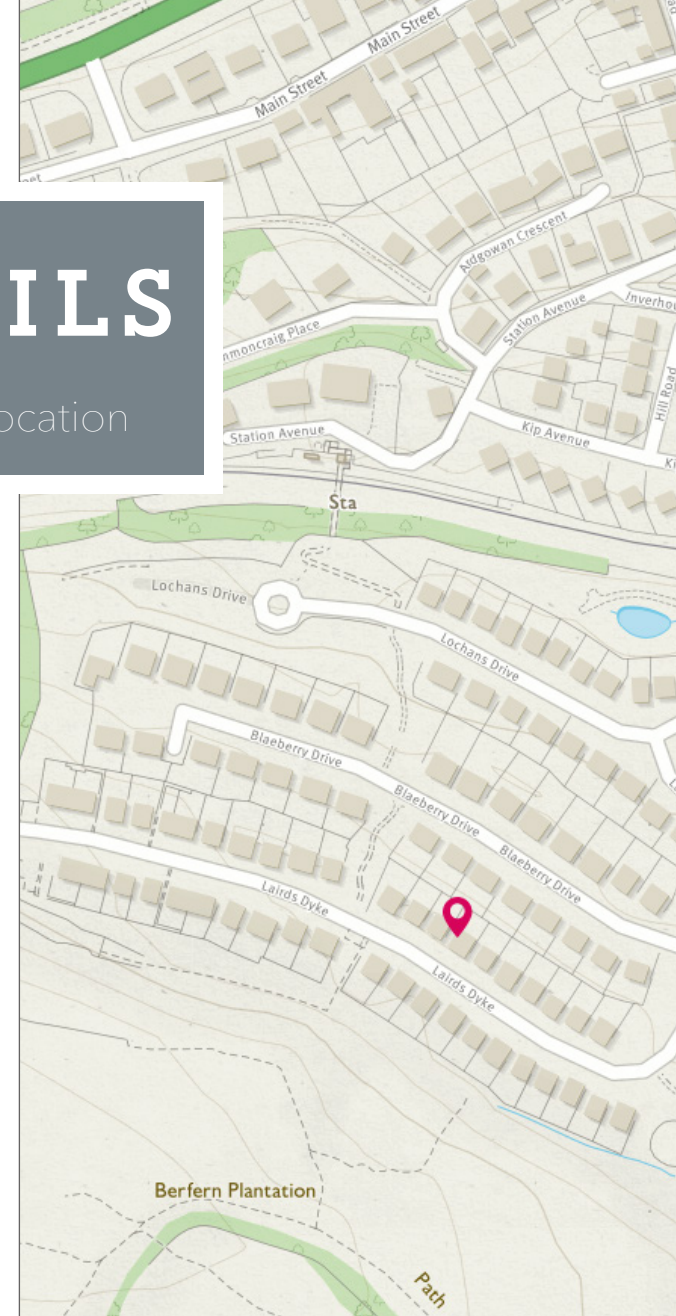
Floor Plan, Dimensions and Location

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.41m (14'6") x 3.29m (10'10")
Kitchen/ Diner	5.01m (16'5") x 3.01m (9'11")
Shower Room	2.02m (6'8") x 1.95m (6'5")
Utility	2.02m (6'8") x 1.31m (4'4")
Garage	4.84m (15'11") x 2.65m (8'8")
Master Bedroom	3.72m (12'2") x 2.75m (9')
En-suite	2.84m (9'4") x 1.43m (4'8")
Bedroom 2	3.10m (10'2") x 2.76m (9'1")
Bedroom 3	3.47m (11'5") x 2.50m (8'2")
Bedroom 4	2.81m (9'3") x 2.52m (8'3")
Bathroom	2.30m (7'7") x 1.51m (4'11")
En-suite	2.84m (9'4") x 1.43m (4'8")

Gross internal floor area (m<sup>2</sup>) - 101m<sup>2</sup>

EPC Rating - C







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Part  
Exchange  
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