

5 Swallow Brae

INVERKIP, GREENOCK, PA16 0LF



*Rarely available detached 4 bedroom property
with massive garden and double garage*



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www.mcewanfraserlegal.co.uk

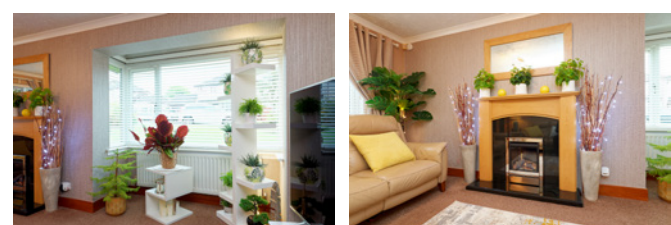


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McEwan Fraser Legal is delighted to present this remarkable 4-bedroom detached house which offers an unparalleled living experience that seamlessly blends luxurious comfort with nature's splendor. Nestled within the tranquil embrace of a sought-after neighbourhood and set on a generously sized plot, the property boasts a plethora of captivating features, from its spacious interiors to its double garage and sprawling garden, making it the perfect family home.

THE LOUNGE



As you step through the entrance, you are greeted by a sense of openness that characterizes this home's design. The expansive living space, bathed in natural light streaming through large windows, creates an inviting ambience for both relaxation and entertainment. A stunning fireplace has also been added as the room's main focal point. The living area seamlessly transitions into a dining enclave, ideal for hosting gatherings that flow effortlessly from indoors to the outdoors.

THE DINING ROOM



THE CONSERVATORY



THE KITCHEN



The gourmet kitchen, a culinary enthusiast's dream, is adorned with multiple appliances, ample counter space, and custom cabinetry. Its open layout encourages culinary creativity while staying connected to the heart of the home.



THE UTILITY & WC





Upstairs, the master suite is a retreat in its own right. The spacious bedroom offers a private haven, complemented by an en-suite bathroom featuring luxurious fixtures, and a separate walk-in shower. Three additional well-appointed bedrooms provide comfort and flexibility for family members or guests.

THE BATHROOM



BEDROOM 1



a private haven, complemented by an en-suite bathroom featuring luxurious fixtures



BEDROOM 2



BEDROOM 3



BEDROOM 4



Stepping outside, the property truly shines with its expansive garden paradise. The vast outdoor space presents endless possibilities, whether it's hosting outdoor soirees, cultivating your own private garden oasis, or simply relishing the serene atmosphere. The lush greenery and meticulously landscaped grounds create a harmonious blend of natural beauty and sophisticated living.

A double garage not only provides ample parking and storage but also enhances the property's practicality. The driveway offers convenience for residents and guests alike.

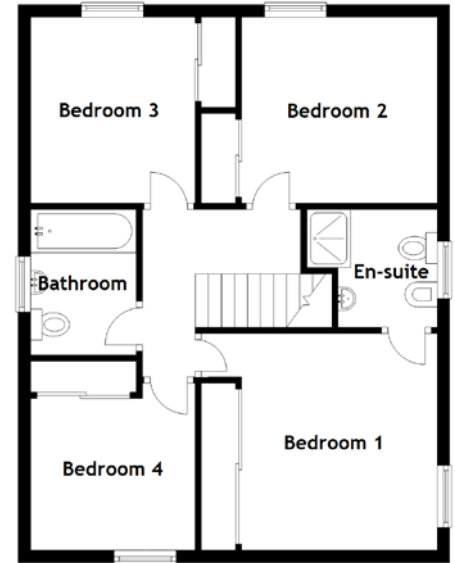
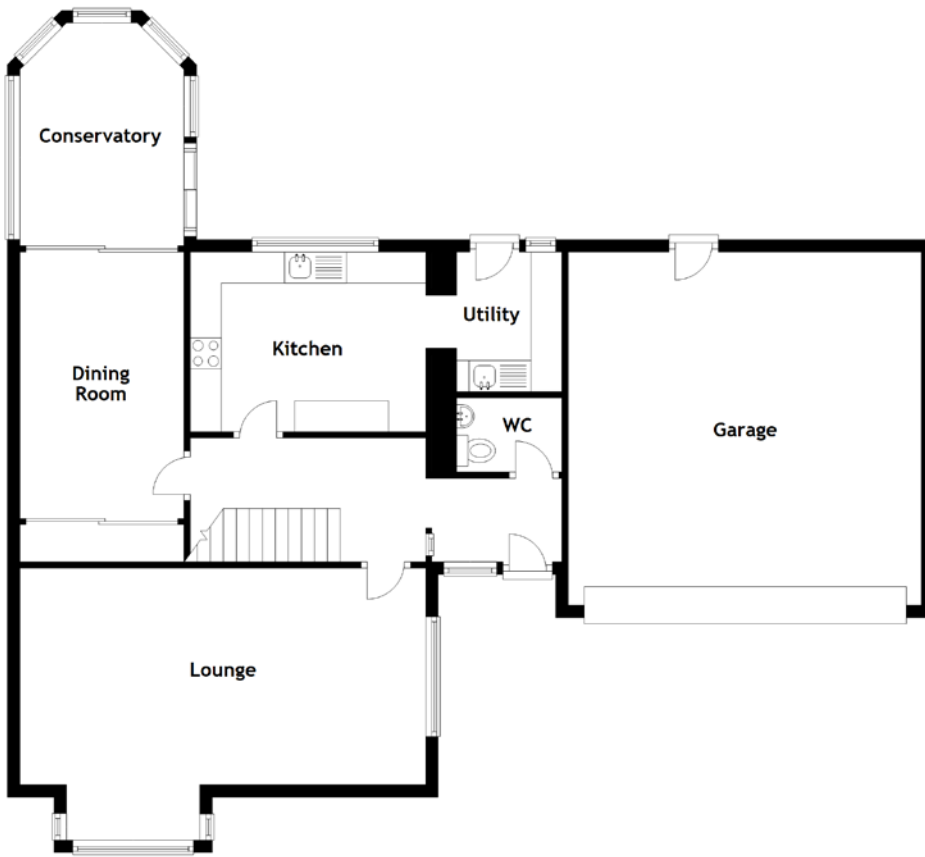
These types of properties very rarely hit the market, early viewing is advised.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

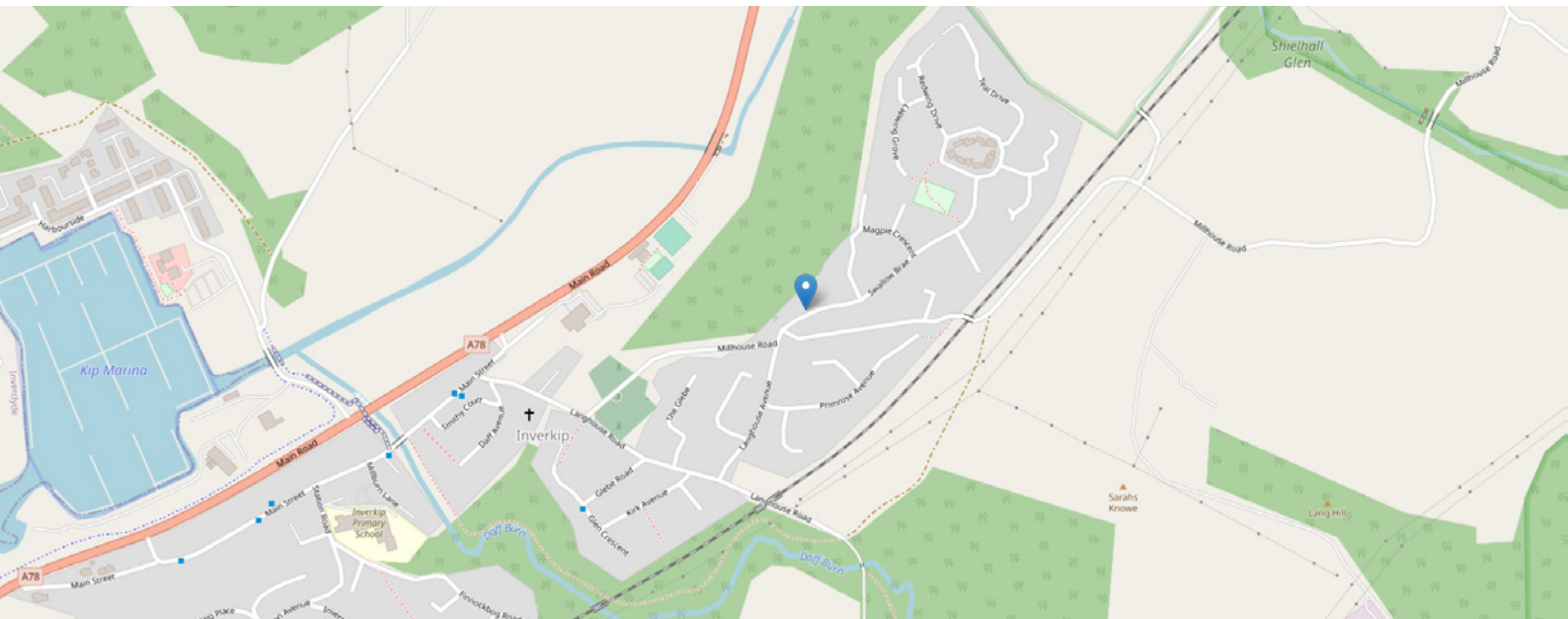
Lounge	6.55m (21'6") x 4.40m (14'5")
Dining Room	4.30m (14'1") x 2.65m (8'8")
Conservatory	3.60m (11'10") x 2.65m (8'8")
Utility	2.25m (7'5") x 1.70m (5'7")
WC	1.70m (5'7") x 1.20m (3'11")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 3.15m (10'4")

En-suite

En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	3.15m (10'4") x 2.90m (9'6")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bedroom 4	2.65m (8'8") x 2.60m (8'6")
Bathroom	2.35m (7'8") x 1.70m (5'7")
Garage	5.70m (18'8") x 5.70m (18'8")

Gross internal floor area (m²): 123m²

EPC Rating: C



THE LOCATION

Inverkip is ideally placed for commuting to Glasgow and the surrounding towns and villages of South West Scotland. Glasgow city centre can be reached by car in a little over thirty minutes, and Edinburgh in well under two hours. A regular train service runs to Glasgow every day, taking forty minutes. If you have further destinations in mind, Glasgow Airport is a half hour drive away.





The surrounding area of Inverclyde is situated along the coastal reaches of the River Clyde. A region of unique beauty, Inverclyde's dramatic moorlands, hills and lochs form a part of Clyde Muirshiel Regional Park. Home to some of the rarest species of Scottish wildlife, it is also a centre for many all-year-round activities.

If you're feeling adventurous, you can try a whole host of outdoor pursuits throughout the area including sailing, canoeing and mountain biking. For a more relaxing time, you can just enjoy a leisurely stroll through the spectacular countryside and coastline - just a stone's throw from Swallow Brae. If it's the buzz of the city you prefer, vibrant Glasgow is only a short distance away.



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