



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Spacious four bedroom semi-detached villa  
with a beautiful rear garden*





Part Exchange Available - We are delighted to introduce to the market this four bedroom semi-detached villa with a stunning enclosed private garden.

The accommodation is formed over two levels in a quiet cul-de-sac, presented to the market in walk-in condition. This ideal family home has spacious and flexible living accommodation. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

# THE LOUNGE



In more detail, the accommodation comprises a welcoming hallway with a downstairs WC and an immediately impressive lounge with a range of furniture configurations.







# THE KITCHEN



The kitchen has been beautifully fitted to include quality floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace.

It further benefits from an integrated oven, hob and extractor hood. There is recess space for an upright fridge freezer.



# FAMILY ROOM/BEDROOM



The downstairs level is completed by a garage conversion that offers a plethora of options, whether you are looking for a home office, gym, dining room or bedroom, you won't be short of space.



The upstairs accommodation consists of three well proportioned double bedrooms. All rooms have built-in wardrobes, are flooded with natural light and have additional space for free-standing furniture if required. Bedroom 1 also benefits from a three-piece en-suite shower room.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE BATHROOM



A three-piece contemporary bathroom suite with an overhead shower completes the impressive accommodation internally.





Externally there are beautiful front and rear gardens. A driveway provides off-road parking for up to two vehicles. The fully enclosed rear garden is a real suntrap and is a safe environment for children, it is a great place to spend a lazy evening in and is also popular in the summer months when entertaining guests and getting the barbeque started. Double Glazing and Gas Central Heating is used throughout to create a warm yet cost-effective way of living.

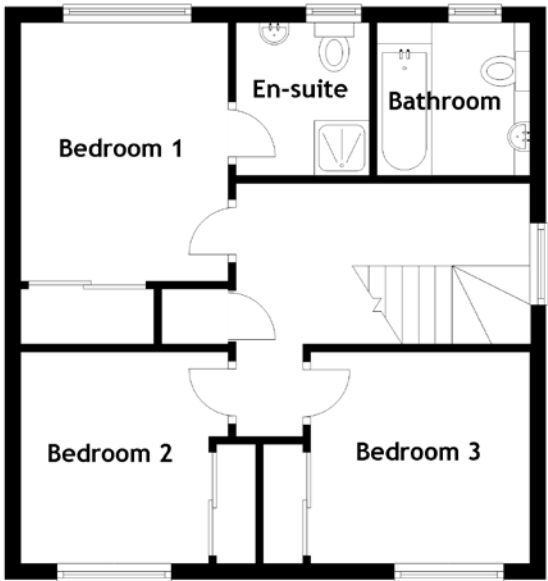
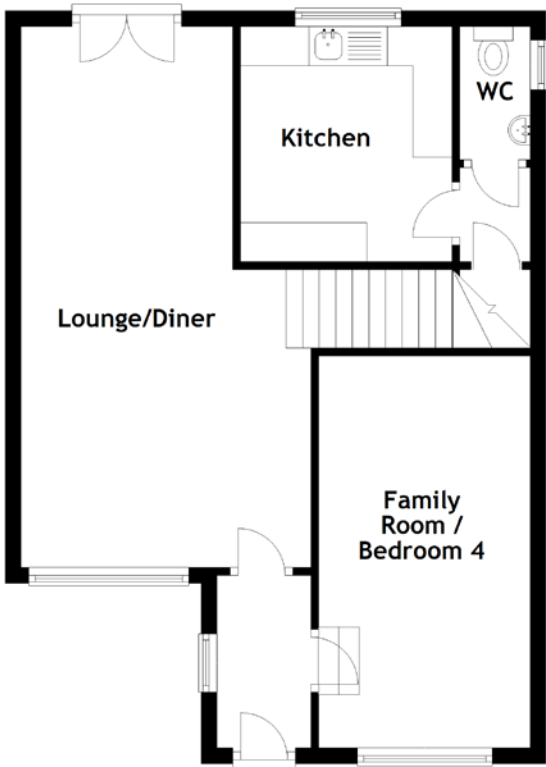
Some properties really do tick all the boxes, this certainly one of them, early viewing advised!

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

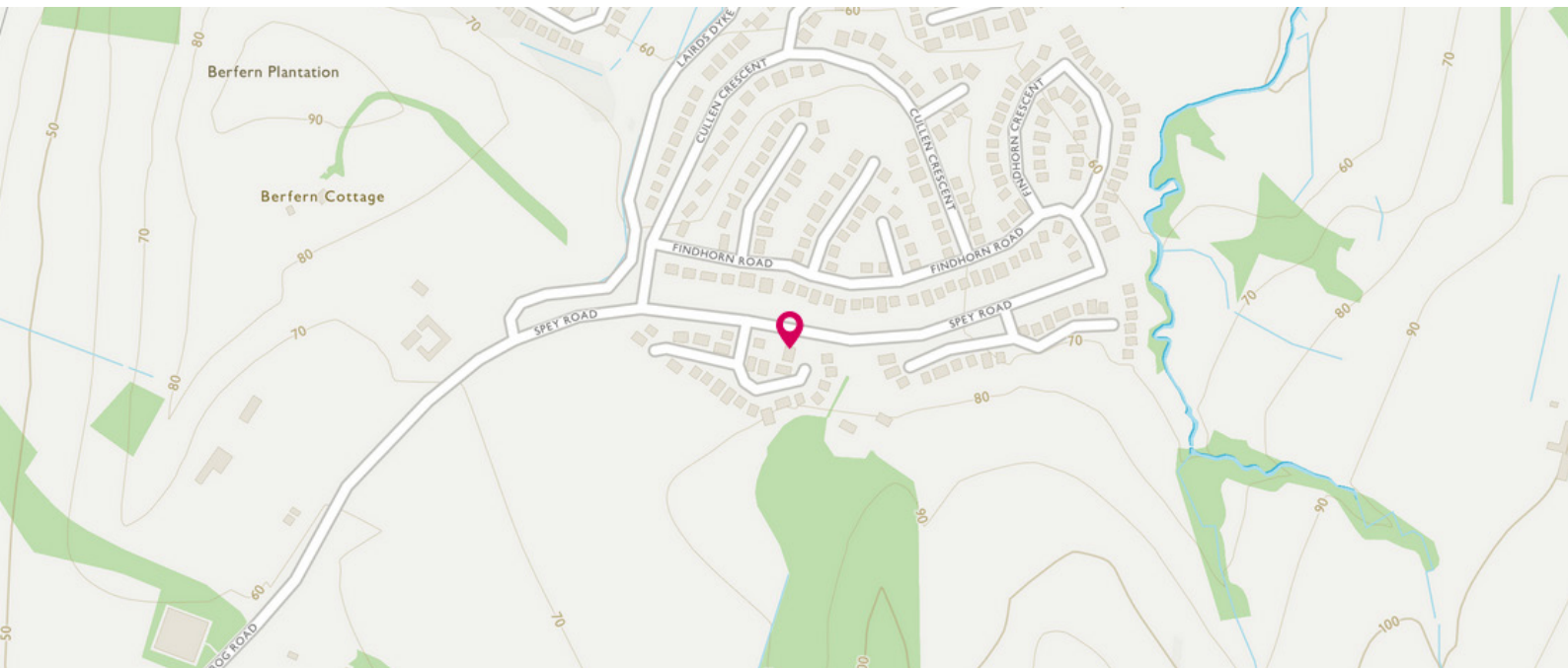


Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge/Diner	6.90m (22'8") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Family Room/Bedroom 4	5.00m (16'5") x 2.70m (8'10")
WC	1.70m (5'7") x 0.90m (2'11")

First Floor	
Bedroom 1	3.30m (10'10") x 2.65m (8'8")
En-suite	1.95m (6'5") x 1.70m (5'7")
Bedroom 2	2.70m (8'10") x 2.65m (8'8")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	1.95m (6'5") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Inverkip is an ideal place to raise a family and offers easy 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. There are also a range of well respected primary, secondary and state schools in the surrounding area.



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Part  
Exchange  
Available



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