



6, MALIN GROVE, INVERKIP, PA16 0FF



 neillclerk
ESTATE AGENTS



Description

This immaculately presented, stunning three bedroom END TERRACED VILLA offers stylish contemporary family living in a desirable cul de sac within the Kip Village Marina development. Finished to a high specification throughout, a particular feature is the open plan lounge/dining area/kitchen with bi-fold doors leading to the enclosed landscaped south facing rear garden with shed. The deck and artificial grass area is an ideal space for entertaining.

Specification includes: gas central heating and double glazing. Resident's parking. Loft with pull down ladder.

Downstairs comprises: welcoming Hall by double glazed door with glazed side panel. There is a luxury downstairs WC with quality two piece suite including: "Sottini" semi pedestal wash hand basin and wc. Tiled floor and partial wall tiling.

The spacious open plan Living and Dining Area is an ideal space for socialising connecting through bi-fold doors to the rear garden. There is a luxury Kitchen which benefits from quality oak style and co-ordinating cream units, grey toned worktops and splashback. A range of appliances includes: extractor hood, stainless steel gas hob, oven, integrated microwave, dishwasher and fridge freezer. There is a plumbed Utility Cupboard with washing machine which also offers under stair storage.

Upstairs leads to the Upper Landing with side window and inbuilt cupboard. There are two double Bedrooms and 3rd single Bedroom. The master bedroom and 2nd bedroom have fitted wardrobes. There is a luxury Ensuite Shower Room with three piece suite comprising: "Sottini" vanity wash hand basin, wc and shower cubicle with chrome style shower. Additional benefits include: partial wall tiling and chrome style heated towel rail.

The luxury family Bathroom features a "Sottini" vanity wash hand basin set in floating storage drawer, wc and bath plus chrome heated towel, tiled floor and partial wall tiling.

All furniture open to separate negotiation. Must be seen. EPC = C.

Measurements

Hallway

Plumbed Cloakroom

Lounge

5.16m x 2.67m (16'11 x 8'9)

Dining Kitchen

3.61m x 5.23m (11'10 x 17'2)

Upper Landing

Master Bedroom

2.82m x 4.19m (9'3 x 13'9)

Ensuite Shower Room

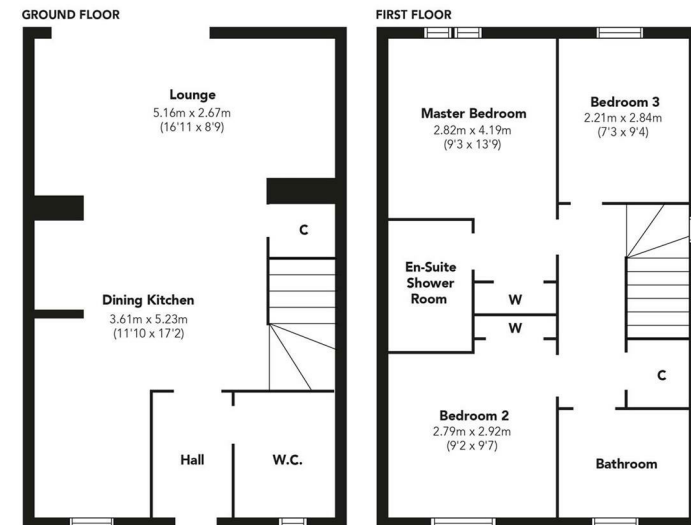
Bedroom 2

2.79m x 2.92m (9'2 x 9'7)

Bedroom 3

2.21m x 2.84m (7'3 x 9'4)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plusplans 











The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.