



**27, BLAEBERRY DRIVE, INVERKIP, PA16
0FS**





Description

Enjoying a desirable cul de sac location this substantial five bedroom DETACHED VILLA offers an impressive family home which has been upgraded by the current owner. A particular feature is the enclosed landscaped south facing rear garden with decked seating area, dining space with BBQ table and covered area with a hot tub. This garden is a perfect space for relaxing/entertaining with family/friends.

Monoblock driveway offers parking for several vehicles leading to the double garage with light/power installed. Car charge point. Specification includes: double glazing & gas central heating with Hive controls. Oak internal doors and Karndean flooring to all living areas have been installed.

The village of Inverkip offers a range of amenities including the local primary school and shops. Inverkip railway station offers a regular service to Glasgow which is ideal for commuters.

Hallway by composite triple glazed door. A Plumbed Cloakroom offers a quality two piece suite. There is a front facing Lounge with wood burner stove.

Stairs lead to 1st Floor Landing. The Dining Room features French doors providing direct access to the garden. There is a front facing Family Room on open plan with the quality fitted Dining Kitchen which features white high gloss units and oak effect work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, combi microwave, integrated fridge/freezer & dishwasher. The Utility Room has UPVC double glazed door leading to garden. There is a 5th Bedroom / Home Office perfect for home workers.

2nd Floor minstrels gallery leads to double Bedroom with fitted wardrobes plus Ensuite Shower Room with three piece suite.

3rd floor landing gives access to spacious Master Bedroom with fitted wardrobes plus an Ensuite Bathroom with quality five piece suite including double wash handbasins. Two further double Bedrooms and four piece family Bathroom are on this floor.

Internal viewing essential. EPC = C

Measurements

Hallway & Plumbed Cloakroom

Lounge
5.82m x 3.91m (19'1" x 12'10")

1st Floor Landing

Dining Room
3.10m x 3.99m (10'2" x 13'1")

Family Room
3.28m x 3.51m (10'9" x 11'6")

Dining Kitchen
4.27m x 4.57m (14'0" x 15'0")

Utility Room
1.93m x 1.93m (6'4" x 6'4")

Home Office / 5th Bedroom
2.08m x 3.58m (6'10" x 11'9")

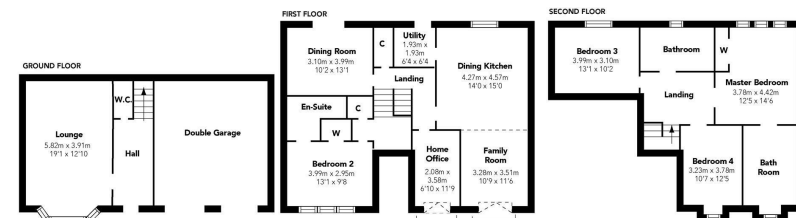
2nd Floor Landing

Bedroom 2 & Ensuite Shower Room
3.99m x 2.95m (13'1" x 9'8")

3rd Floor Landing

Master Bedroom & Ensuite Bathroom
3.78m x 4.42m (12'5" x 14'6")

Bedroom 3
3.99m x 3.10m (13'1" x 10'2")



Floorplans are indicative only - not to scale
Produced by Plusplans A











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.