



**8, ROSEMARKIE PLACE, INVERKIP, PA16
0HR**





Description

This well presented and bright three bedroom SEMI DETACHED VILLA lies within a desirable cul de sac location in the popular Ardgowan View Estate offering an excellent family home. There is a monoblock driveway offering space for two cars which leads to the garage with light and power installed. The garage offers future development potential, subject to permissions being granted.

There is a generous sized enclosed rear garden with decked area ideal for relaxing on summer days and a lawned plot. The front garden is lawned. Specification includes: double glazing, gas central heating and laminate flooring. A hatch from the upper landing leads to the loft.

Impressive family accommodation comprises: Entrance Vestibule by double glazed door with side window. The dual aspect Lounge / Dining Room is a spacious, airy apartment with front window and French doors giving direct access to the garden.

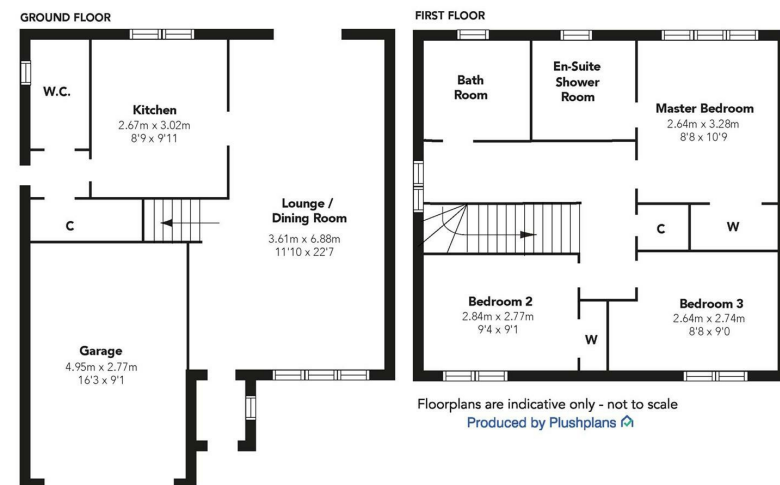
The Kitchen features a range of white units, oak style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, dishwasher, washing machine and fridge/freezer. There is a Side Vestibule with inbuilt storage cupboard and double glazed door leading to the garden. The Plumbed Cloakroom has a side window, plus two piece suite comprising: wash hand basin and wc.

Stairs lead to the Upper Landing with side window, inbuilt cupboard and hatch to loft. The Master Bedroom benefits from a mirrored double wardrobe and features partial rear views towards the River Clyde and the countryside. The Ensuite Shower Room with rear window offers a three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with chrome style shower. There are two further double sized Bedrooms with wardrobe or recess storage. The Bathroom has a rear window and three piece suite comprising: vanity wash hand basin set within white unit, matching wall unit, wc and bath.

Immediate viewing is essential. EPC = C

Measurements

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| Entrance Vestibule |
| Lounge / Dining Room 3.61m x 6.88m (11'10 x 22'7) |
| Kitchen 2.67m x 3.02m (8'9 x 9'11) |
| Side Vestibule |
| Downstairs WC |
| Upper Landing |
| Master Bedroom 2.64m x 3.28m (8'8 x 10'9) |
| Ensuite Shower Room |
| Bedroom 2 2.84m x 2.77m (9'4 x 9'1) |
| Bedroom 3 2.64m x 2.74m (8'8 x 9'0) |
| Bathroom |
| Garage 4.95m x 2.77m (16'3 x 9'1) |













The next step..



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