



15, ABERDOUR PLACE, INVERKIP, PA16
0HZ



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ESTATE AGENTS



Description

Occupying a sought after cul de sac position with rear views towards the Firth of Clyde and Argyll mountains in the distance this generous sized three to four bedroom extended DETACHED VILLA offers an ideal family home. The paved double driveway provides essential off street parking for several cars. There is development potential to convert the single garage to provide additional accommodation, subject to permission being granted. Particular features include the timber summerhouse with deck situated within the rear garden which could become a mancave or home office and rear facing balcony.

Gardens extend to the front and rear. There is a lawned front garden. The enclosed rear garden features lawned and decked areas.. Specification includes: double glazing & gas central heating.

Family accommodation comprises: Entrance Hallway by UPVC double glazed door. There is a Plumbed Cloakroom with two piece suite comprising: pedestal wash hand basin & wc. The bright dual aspect Lounge features a front window and rear French doors to balcony. There is a front facing Dining Room which could also be used as a 4th bedroom.

The Dining Kitchen features with white fitted units, black/grey high gloss marble style work surfaces and splashback tiling. A glazed door leads to the spacious bright Utility Room with fitted units and access to both the garden and garage,

The Upper Landing has an inbuilt cupboard & hatch to the loft. There is a front facing Master Bedroom with inbuilt mirrored wardrobes. The Ensuite Shower Room features a rear window, plus three piece suite comprising: vanity wash hand basin, wc & double sized shower cubicle. There are two further double sized Bedrooms which both benefit from fitted mirrored wardrobes. The family Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc & bath with "Triton" shower. There is partial wall tiling.

Early viewing essential for this spacious home. EPC = C.

Measurements

Hallway & Plumbed Cloakroom

Lounge
7.29m x 3.25m (23'11 x 10'8)

Dining Room/4th Bedroom
2.39m x 4.90m (7'10 x 16'1)

Dining Kitchen
4.55m x 3.43m (14'11 x 11'3)

Utility Room
3.40m x 2.44m (11'2 x 8'0)

Upper Landing

Master Bedroom
4.32m x 5.11m (14'2 x 16'9)

Ensuite Shower Room

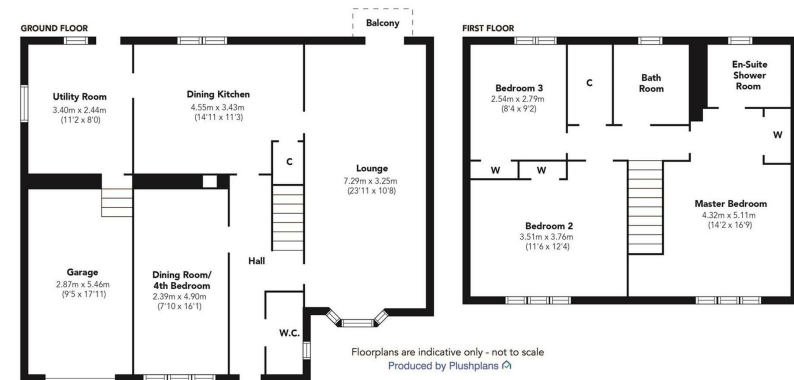
Bedroom 2
3.51m x 3.76m (11'6 x 12'4)

Bedroom 3
2.54m x 2.79m (8'4 x 9'2)

Bathroom

Garage
2.87m x 5.46m (9'5 x 17'11)

Summerhouse
3.00m x 4.17m (9'10 x 13'8)













The
next
step..



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