





Occupying an elevated situation within an exclusive cul de sac this substantial & unique 4 bedroom EXECUTIVE DETACHED VILLA completed in 2003 offers a spacious family home designed to maximise natural light & the stunning panoramic views over the Firth of Clyde to the Argyll hills & beyond. The large front facing balcony is a perfect space for relaxing with friends and family in the evenings while enjoying summer sunsets over Argyll. A sweeping driveway leads to a covered parking area for 2 cars which in turn gives access to a double garage accessed by electric remote control doors.

Set within impressive landscaped gardens which extend to the front & rear. The stunning rear garden features a generous sized paved patio area, terraced plot and further sloping lawned section with a wide selection of plants/shrubs/trees throughout the grounds. Specification includes: double glazing & gas central heating.

Highly impressive apartments comprise: Entrance Porch which leads to a spacious Reception Hallway. An Inner Hall leads to the Cloakroom and WC compartment . The Games Room with bar area offers French doors to side of house. A Utility Room leads to the garage.

First Floor apartments comprise: an airy dual aspect Lounge with feature marble fireplace and living flame gas fire. French doors lead to the rear garden and a further side door gives access to s side balcony. There is a front facing Dining Room. The rear facing Living Room benefits from French doors allowing for direct access to the garden.

There is a luxury refitted Dining Kitchen with French doors leading to the front facing balcony. The kitchen benefits from quality fitted grey units, granite style work surfaces and splashback tiling. Appliances include: chimney extractor hood, electric ceramic hob, two ovens and integrated dishwasher. A Home Office & WC Compartment are also on this level.

Stairs lead to the Second Floor Landing with rear windows, hatch to the loft and storage cupboard.

The Master Bedroom is a dual aspect room and features an Ensuite Bathroom with quality suite including "His and Hers" wash hand basins, freestanding bath, shower cubicle and bidet unit. A Dressing Room with fitted wardrobes completes the master bedroom. There are three further double sized Bedrooms which all benefit from fitted wardrobes. The tiled family Bathroom features a four piece suite including spa bath, shower cubicle, wc and vanity wash hand basin.

Immediate viewing is essential for this highly impressive substantial home. EPC = C.



Entrance Porch, Hall, WC, Cloakroom

Games Room/Bar 9.09m x 6.48m (29'10 x 21'3)

Utility Room 6.32m x 1.50m (20'9 x 4'11)

First Floor Landing & WC

Lounge

5.54m x 7.24m (18'2 x 23'9)

Dining Room

3.28m x 4.52m (10'9 x 14'10)

Living Room

3.89m x 6.40m (12'9 x 21'0)

Dining Kitchen

3.38m x 7.16m (11'1 x 23'6)

Office

2.72m x 3.35m (8'11 x 11'0)

Second Floor Landing

Master Bedroom, Dressing Room, Ensuite Bathroom 6.43m x 6.71m (21'1 x 22'0)

Bedroom 2

4.72m x 2.92m (15'6 x 9'7)

Bedroom 3

4.75m x 2.92m (15'7 x 9'7)

Redroom 4

4.80m x 2.92m (15'9 x 9'7)

Bathroom







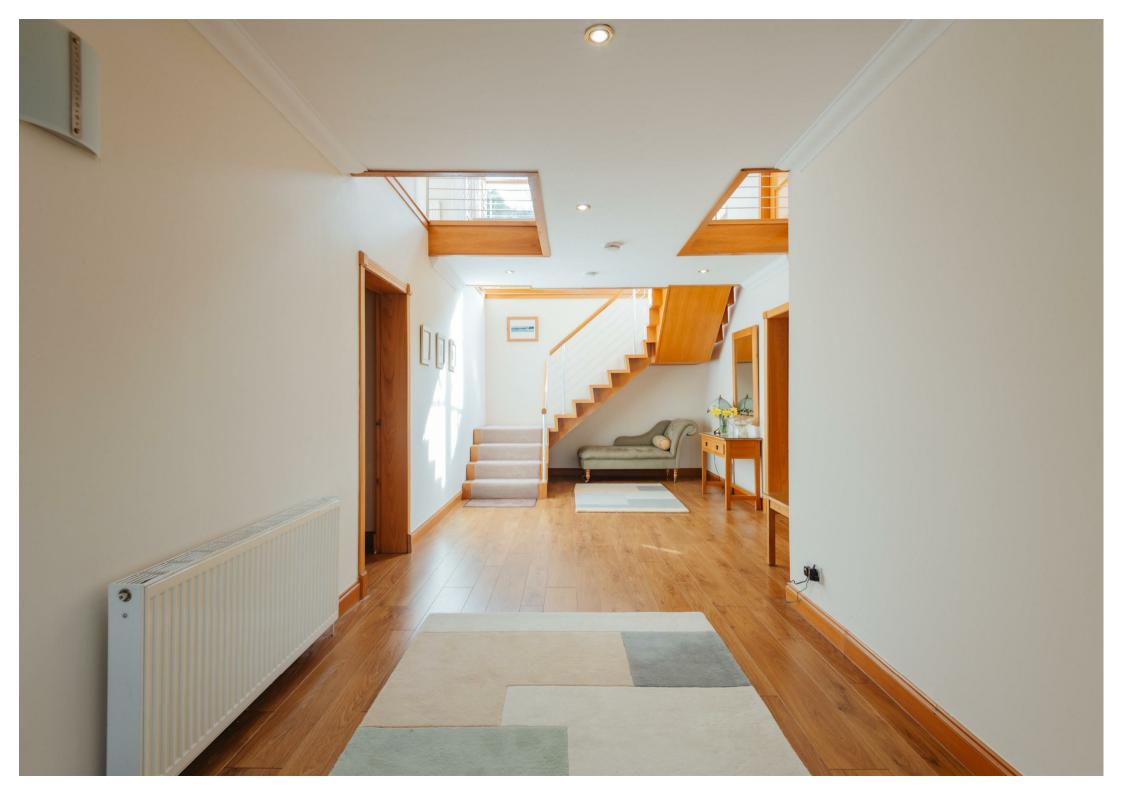
Floorplans are indicative only - not to scale Produced by Plushplans A



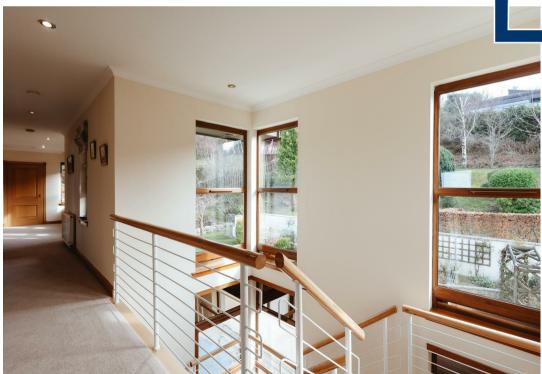






















Agents Notes:

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.



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









