



100, LAIRDS DYKE, INVERKIP, PA16 0FN





Description

This immaculately presented three bedroom END TERRACED VILLA offers ideal family living at the head of a sought after cul de sac location. An enclosed rear garden adjoins woodland and features a lawned plot offering a perfect space for enjoying summer days with family and friends. Further lawned areas extend to the front and side of the property. There is an allocated parking space plus shared visitor parking.

Specification includes: double glazing and gas central heating. Some of the rooms feature newly fitted carpets. The village of Inverkip offers local shops, primary schooling and transport facilities including the railway station with frequent service to Glasgow.

Superb apartments comprise: Entrance Hallway by double glazed door. There is a Plumbed Cloakroom with quality two piece suite comprising: pedestal wash hand basin and wc. The front facing Lounge is a bright apartment with three light window formation.

The airy Dining Kitchen features French doors providing direct access to the rear garden plus a two light rear facing window. There is a range of white high gloss wall units and dark oak effect work surfaces. Appliances include: stainless steel chimney hood, electric ceramic hob, electric oven, integrated fridge/freezer and dishwasher. There is a useful Utility Store which features plumbing for a washing machine.

Stairs lead to the Upper Landing with hatch to the loft. There are two double sized Bedrooms which both benefit from fitted mirrored wardrobe storage, plus a 3rd single Bedroom. The Bathroom features a side window and quality four piece suite providing: vanity wash hand basin set within dark oak effect unit, wc, bath and separate shower cubicle with "Mira" shower. Additional features include: wall tiling and downlighters.

Early inspection is essential for this highly impressive family home. EPC = C.

Measurements

Entrance Vestibule

Plumbed Cloakroom

Lounge

3.58m x 6.07m (11'9 x 19'11)

Dining Kitchen

4.78m x 2.44m (15'8 x 8'0)

Utility Store

1.91m x 1.09m (6'3 x 3'7)

Upper Landing

Bedroom 1

3.71m x 2.46m (12'2 x 8'1)

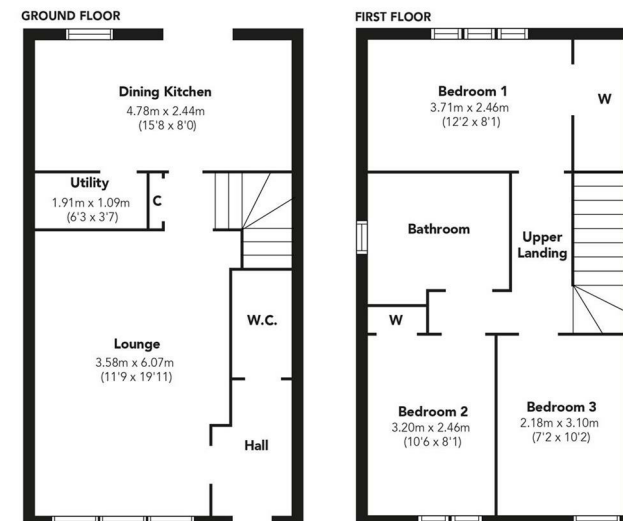
Bedroom 2

3.20m x 2.46m (10'6 x 8'1)

Bedroom 3

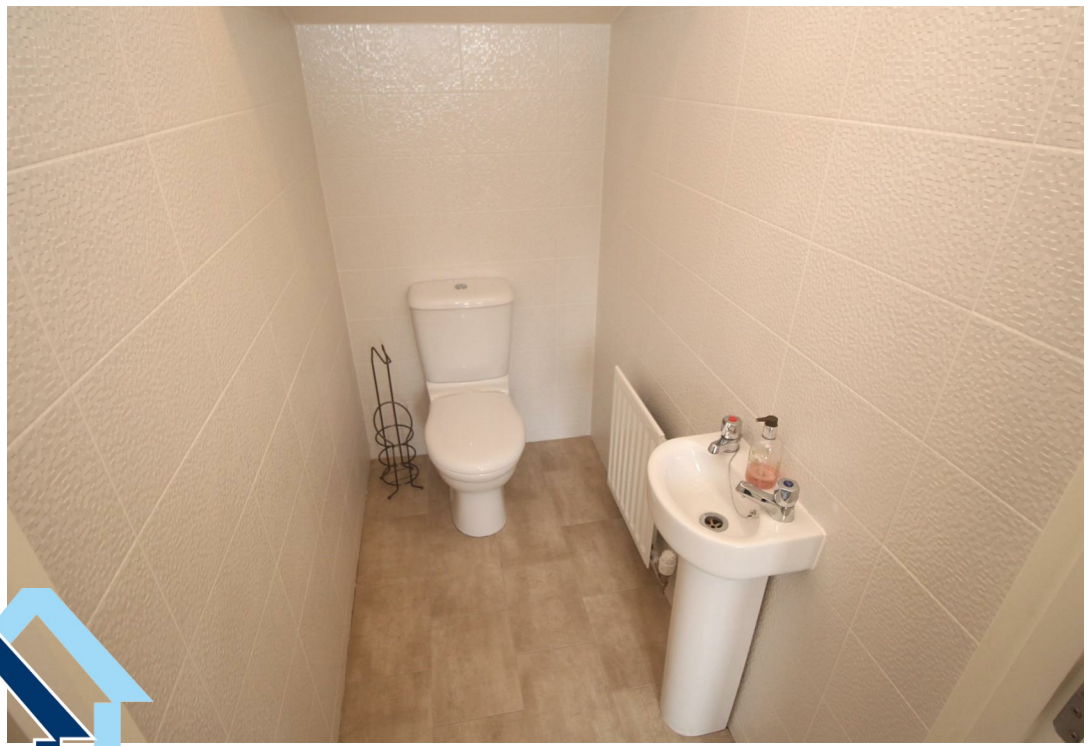
2.18m x 3.10m (7'2 x 10'2)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans











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.

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



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)