



3, KIP AVENUE, INVERKIP, PA16 0DX



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ESTATE AGENTS



Description

Occupying a rarely available location this three bedroom DETACHED BUNGALOW features a driveway with space for one car which leads to a detached garage with metal up and over door plus single glazed side windows. Set within enclosed lawned gardens which extend to the front, side and rear.

Conveniently positioned for Inverkip railway station which is ideal for commuters with regular service to Glasgow. The centre of the village with all its local amenities including the primary school lie nearby. Specification includes: double glazing and gas central heating.

Apartments comprise: Entrance Vestibule by sliding patio door leads in turn by single glazed door to the Hallway with three inbuilt cupboards. There is a bright front facing Lounge with picture window formation, oak style fireplace and gas coals fire. Glazed double doors lead to the Dining Room which overlooks the rear garden.

The Kitchen features a range of beech style units, black/grey marble effect work surfaces and splashback tiling. Appliances include: stainless steel extractor hood, gas hob, electric oven, fridge/freezer, washing machine and dishwasher.

Downstairs double sized Bedroom with front facing window. The downstairs Shower Room with side window offers a three piece suite comprising: vanity wash basin set within white high gloss unit, wc and shower cubicle with chrome style shower. Additional features include: chrome style heated towel rail, mix of wall tiling and wet wall panelling.

Stairs lead to Upper Landing with inbuilt cupboard. There are two double sized Bedrooms with inbuilt cupboards. There are rear views towards the Kip Marina and hills in Argyll.

Early viewing is recommended. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

3.58m x 4.65m (11'9 x 15'3)

Dining Room

2.82m x 4.47m (9'3 x 14'8)

Kitchen

2.44m x 4.47m (8'0 x 14'8)

Downstairs Bedroom 1

2.92m x 2.90m (9'7 x 9'6)

Downstairs Shower Room

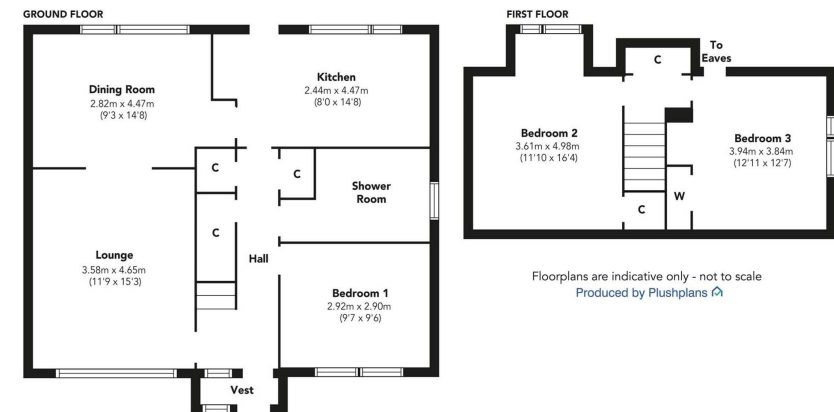
Upper Landing

Bedroom 2

3.61m x 4.98m (11'10 x 16'4)

Bedroom 3

3.94m x 3.84m (12'11 x 12'7)













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.

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