



3, FINDHORN ROAD, INVERKIP, PA16 0HX



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ESTATE AGENTS



Description

Set within the sought after Ardgowan View Estate this is a rare chance to purchase an immaculately presented three bedroom SEMI DETACHED VILLA which offers an excellent family home. The rear garden features a decked area and lawned plot which is an ideal space for relaxing on summer days with friends/family plus there is a useful storage shed. A monoblock driveway provides off street parking for up to three cars.

Finishes include: quality oak internal doors and oak hardwood flooring. Specification includes: double glazing and gas central heating. The loft is accessed by a wooden pull down ladder and is partially floored providing storage. Views beyond surrounding properties towards the countryside.

The bright and stylish interior comprises: Entrance Hall by UPVC double glazed door with side panel. There is an airy front facing Lounge with inbuilt storage cupboard. The Dining Kitchen overlooks the rear garden and offers a range of soft cream units, solid beech work surfaces and splashback tiling. Appliances include: chimney extractor hood, range cooker, washing machine and integrated dishwasher. There is a useful walk in cupboard.

Stairs lead to the Upper Landing with hatch to the loft, inbuilt cupboard and side window. There are two double sized Bedrooms and 3rd single Bedroom. All bedrooms benefit from wardrobe or cupboard storage. The quality Shower Room features a rear window and three piece suite comprising: pedestal wash hand basin, wc and double sized shower cubicle with "Bristan" shower. Additional benefits include: partial wall tiling, tiled floor and chrome style heated towel rail.

Immediate viewing is advised for this impressive three bedroom family home. EPC = C

Measurements

Hallway

Lounge

4.14m x 4.37m (13'7 x 14'4)

Dining Kitchen

3.30m x 5.08m (10'10 x 16'8)

Upper Landing

Bedroom 1

2.95m x 4.14m (9'8 x 13'7)

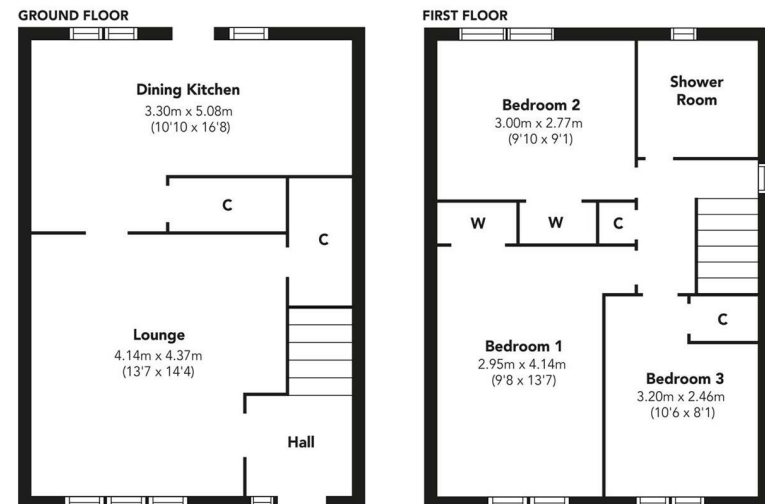
Bedroom 2

3.00m x 2.77m (9'10 x 9'1)

Bedroom 3

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

Shower Room



Floorplans are indicative only - not to scale
Produced by [Plushplans](#) 











Agents Notes:

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