



8, AUCHNESS PLACE, INVERKIP, PA16
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ESTATE AGENTS





Description

This is a rare opportunity to purchase a beautifully presented three bedroom SEMI DETACHED VILLA built by Springfield Homes in 2014 which is set within an exclusive cul de sac setting. This stylish, redecorated contemporary property offers an excellent home for first time buyers and families with quality fittings and finishes.

There is an enclosed rear garden with lawn and decked area which is perfect for relaxing on sunny days. The garden is reached by French doors from the dining kitchen or by gate at the side of the house. The front garden is lawned. There is a monoblock driveway providing off street parking for two/three cars. Specification includes: double glazing and gas central heating. Herringbone laminate floors to downstairs rooms.

Excellent apartments comprise: Hallway by double glazed door. There is a downstairs WC compartment with front window and quality two piece suite comprising: semi pedestal wash hand basin and wc. Additional benefits include: partial wall tiling, chrome style heated towel rail and feature partial wall tiling.

The Lounge is front facing and on semi open plan with the quality bright Dining Kitchen which overlooks the rear garden. There are soft cream fitted units and bamboo style work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated microwave, fridge/freezer and dishwasher. There is a Utility Cupboard with space for washing machine.

Stairs lead to the Upper Landing with hatch to the loft which is reached by a pull down ladder. There are two double Bedrooms and 3rd single Bedroom. Bedroom 1 benefits from a fitted mirrored wardrobe. The luxury Bathroom with front window features a quality three piece suite comprising: semi pedestal wash hand basin, wc and bath with chrome style shower. Additional benefits include: partial wall tiling, chrome style heated towel rail and downlighters.

Immediate viewing recommended for this stunning home. EPC = C



Measurements

Hallway

Plumbed Cloakroom

Lounge

3.56m x 4.29m (11'8 x 14'1)

Dining Kitchen

4.70m x 2.82m (15'5 x 9'3)

Upper Landing

Bedroom 1

2.49m x 3.94m (8'2 x 12'11)

Bedroom 2

2.24m x 3.35m (7'4 x 11'0)

Bedroom 3

2.39m x 2.41m (7'10 x 7'11)

Bathroom











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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