



10, LANGHOUSE MEWS, INVERKIP, PA16  
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 neillclerk  
ESTATE AGENTS



# Description

This is the 2nd home to be completed in a development of two newly built four/five bedroom DETACHED VILLAS occupying an exclusive semi rural courtyard location next to historic Langhouse Mansion. A lawned side and rear garden features a generous sized plot with mature trees. The properties are being built to an exacting standard with quality finishes by established local builder Grenville Ltd. Newly fitted carpets and floor coverings.

Open attractive rear views over the surrounding countryside towards the Cowal Peninsula. The village of Inverkip offers a range of amenities including the primary school, local shops and the famous Kip Marina perfect for yachting enthusiasts. The railway station offers a regular service to Glasgow which is ideal for commuters. Nearby ferry terminals in Gourock and Wemyss Bay provide access to Argyll and the Isle of Bute.

Double glazing and gas central heating. Solar panels. NHBC guarantee. Oak internal doors. Hardwired for internet. Monoblock driveway with space for two cars and garage. Garden store.

Impressive accommodation is set over 3 levels providing spacious family living. Entrance Level: Vestibule, Hall, Plumbed Cloakroom, Utility Store, Lounge and Dining Room both offer access to the balcony. The Breakfasting Kitchen is on an open plan with the dining room. Appliances include: induction hob, oven, combi oven, warming drawer, dishwasher and fridge/freezer.

Lower Ground Floor: Family Room/5th Bedroom with French doors to garden, two further double Bedrooms including Master Bedroom with Ensuite Shower Room/Dressing Room and Bathroom with four piece suite. There is access to garden from the master bedroom.

1st Floor Level: two double Bedrooms & Shower Room.

Call 01475 888400 or email [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk) to reserve. Non returnable reservation fee of £1000 required. In addition, a further £2500 deposit when missives concluded.

# Measurements

Vestibule, Hallway & WC

Lounge  
3.63 x 5.45 (11'10" x 17'10")

Dining Room  
3.64 x 4.01 (11'11" x 13'1")

Breakfasting Kitchen  
3.34 x 4.47 (10'11" x 14'7")

Lower Ground Hallway

Master Bedroom  
3.64 x 5.38 (11'11" x 17'7")

Dressing Room & Ensuite Shower Room  
1.08 x 1.78 (3'6" x 5'10")

Family Room / 5th Bedroom  
3.64 x 4.45 (11'11" x 14'7")

Bedroom 2  
3.64 x 3.40 (11'11" x 11'1")

Bathroom

First Floor Level

Bedroom 3  
3.61 x 4.32 (11'10" x 14'2")

Bedroom 4  
3.67 x 4.32 (12'0" x 14'2")

Shower Room













The  
next  
step..



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**Agents Notes:**

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