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12 FORRES PLACE, INVERKIP, PA16 0FD

OFFERS OVER £260,000

C/TAX BAND: E

4 BEDROOM HOUSE - DETACHED

EPC BAND: C

Well presented DETACHED VILLA quietly situated in a tranquil and leafy setting, within the sought-after residential area of Inverkip. There is excellent outdoor space on offer with private garden to the front and easy maintenance private enclosed garden to the rear, integral Garage and Monoblock Driveway.

Accommodation comprises: Reception Hallway with storage cupboard, and quality flooring throughout. There is a Stylish and spacious open plan Lounge / Dining room with window to front and French Doors to rear, quality flooring throughout.

Modern fitted Breakfasting Kitchen which boasts an extensive range of white gloss fitted base and wall mounted units. an inset composite sink. There is an induction Hob and ornate Extractor Hood, wall mounted Electric Oven and Microwave. Dual windows formation, access to Utility Room. The utility room also has fitted base and wall mounted units, W.C. with two piece suite, access to rear garden.

On the upper landing leads to Three double Bedrooms which have built-in mirrored door wardrobes, the Master has an En-suite shower room with ornate sink unit and Wet wall panels throughout, and there is also a single Bedroom.

The well appointed family bathroom have a double shower cubical and vanity sink unit, Heated Towel Rail, Wet Wall panels throughout.

The subjects benefit from Gas Central Heating and Solar Panels, Double Glazing.

A monoblock driveway and lawned garden with mature shrubs, rear garden fitted with Decking Terraces and Lawn area with stone chip Drying area. lovely open countryside views.

Early viewing is imperative! to appreciate the local and finish on offer.

Lounge / Dining Room
16'3" x 7'11" (4.96m x 2.43m)



Breakfasting Kitchen
13'6" x 22'6" (4.13m x 6.88m)



W.C.
6'5" x 3'0" (1.98m x 0.92m)



Utility
9'2" x 5'3" (2.80m x 1.61m)

Master Bedroom
10'7" x 10'8" (3.25m x 3.26m)



Ensuite
7'0" x 4'5" (2.14m x 1.36m)



Bedroom 2
13'0" x 9'2" (3.97m x 2.81m)



Bedroom 3
9'2" x 10'8" (2.81m x 3.27m)



Bathroom
6'4" x 5'5" (1.94m x 1.67m)



Bedroom 4
9'4" x 8'8" (2.85m x 2.66m)



IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as

statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



