



*Brian Harkins
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89 LAIRDS DYKE, INVERKIP, PA16 0FN

OFFERS OVER £200,000

C/TAX BAND: D

3 BEDROOM HOUSE - END TERRACE

EPC BAND:C

Set within the sought after village of Inverkip, this END TERRACED VILLA is presented to the market in immaculate condition. Offering a short walk to both the train station and Inverkip Primary School, this three bed and two bathroom home is the perfect family accommodation.

The accommodation comprises of Reception Hallway providing access to a cloakroom WC, and a bright and spacious Lounge with front facing window. Laminate flooring throughout.

The Modern Dining Kitchen comes with wall and floor mounted units, Gas Hob, Oven and Extractor Hood, there is also space for a dining table making this a welcome space for family to gather. There are French doors leading from the kitchen out into the garden as well as a separate room providing utility space.

On the first floor there are three generously sized Bedrooms. The Master Bedroom has a walk-in cupboard providing plenty of storage and one of the further bedrooms has double fitted sliding mirrored wardrobes.

The modern, stylishly designed family Bathroom is made up of walk-in shower with WC and white gloss floating vanity unit. Tiled throughout.

The front of the property includes path way and two car monobloc driveway.

The South Facing rear garden is laid partially with porcelain paving and lawn area. There is an attractive feature of wooden sleepers surrounding the patio area. There is also a decked area to the rear of the garden with plastic storage hut.

This home is tastefully decorated, and early viewing is recommended.

Lounge

20'0" x 11'9" (6.1 x 3.6)



Dining Kitchen

16'0" x 7'10" (4.9 x 2.4)



Utility Room

6'2" x 3'11" (1.9 x 1.2)

WC

5'10" x 3'11" (1.8 x 1.2)



Bedroom 1

12'5" x 7'10" (3.8 x 2.4)



Bedroom 2

10'5" x 8'2" (3.2 x 2.5)



Bedroom 3
10'5" x 7'6" (3.2 x 2.3)



Bathroom
8'6" x 6'10" (2.6 x 2.1)

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.



