



*Brian Harkins  
Estate Agents*

*6 MAIN STREET, INVERKIP, PA16 0AT*

*OFFERS OVER £113,000*

*C/TAX BAND: B*

*2 BEDROOM APARTMENT*

*EPC BAND:C*



A fantastically Bright seldom available UPPER QUARTER VILLA. This is a deceptively spacious accommodation offering a fantastic family home. Garden grounds to Side and Rear along Private rear. Village location which is close to local transport links and amenities with views to the front beyond the adjacent properties towards the Clyde Estuary.

The accommodation comprising of Entrance Stair well leading into a Welcoming Reception Hallway a front facing Bright Lounge with large triple window formation, feature fireplace and Alcove storage. Modern Fitted Kitchen complete with a range of wall and base mounted units, Free standing Gas Cooker, matching splash back and worktop, Window to front, Laminate flooring throughout.

The property has two good sized Double Bedrooms both looking onto rear garden one with fitted mirror wardrobes and access from Lounge.

Two Piece white vanity bathroom suite with shower cubicle and mixer shower, Wet wall panels throughout including ceiling with down lights.

The specification of the property includes Gas Central Heating and Double Glazing.

Private rear garden grounds and Communal Drying Green.

COUNCIL TAX BAND A

Viewing in essential to appreciate accommodation & locale on offer.

**Lounge**  
*15'5" x 11'11" (4.72 x 3.64)*



**Kitchen**  
*12'0" x 7'11" (3.66 x 2.42)*



**Bedroom 1**  
*12'0" x 12'11" (3.66 x 3.95)*



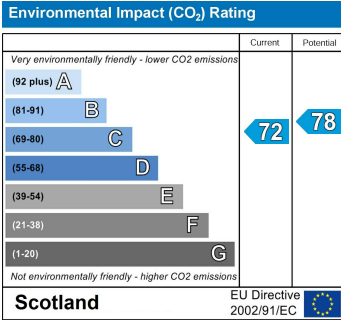
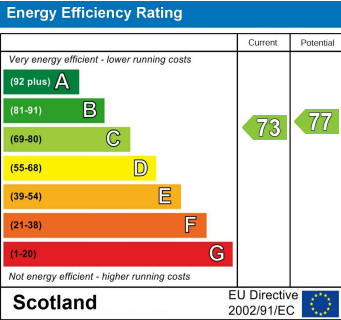
**Bedroom 2**  
*12'11" x 9'5" (3.96 x 2.89)*



**Bathroom**  
*6'5" x 4'11" (1.96 x 1.51)*



Fixtures and fittings other than those mentioned are to be agreed with the seller.



**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.

