

A two-story detached house with a light-colored exterior and a dark tiled roof. The house features a prominent red garage door on the left side of the ground floor. The windows are framed with decorative stone surrounds. The house is set on a green lawn with a paved driveway. In the background, there are other houses and a body of water under a cloudy sky.

*Brian Harkins
Estate Agents*

17 LANGHOUSE PLACE, INVERKIP, PA16 0EW

OFFERS OVER £240,000

C/TAX BAND: E

3 BEDROOM HOUSE - DETACHED

EPC BAND: C

This stunningly spacious DETACHED VILLA situated in a family friendly cul de sac location with local Village amenities close at hand including schools, shops, road & rail transport links. This property is presented to the market in excellent decorative order throughout.

The accommodation on offer extends to External Porch, Welcoming Entrance Hallway, Bright and Stylish Lounge /Dining with front facing large window, feature fireplace with Gas fire, Dining area with Patio doors onto rear garden.

Family Breakfasting fitted Kitchen with amply storage in the form of wall and floor mounted unit in grey gloss, wall mounted Double Oven and microwave, Induction hob, Extractor Hood and integrated Fridge Freezer.

Utility Room with access to enclosed rear garden. Family Room/ Office with window to the front. Plumbed cloakroom with two piece suite.

On the upper level there is a Master Bedroom with fitted mirrored wardrobe. En-suite shower room with two piece white suite and shower cubicle. There is a further two Double Bedrooms with built in wardrobes.

Family Bathroom with three piece suite, wall mounted over bath Electric shower and screen, tiling throughout. Access to loft storage.

The mature garden grounds are well maintained with the front garden laid to lawn with flower beds. Enclosed rear garden which is laid with pebbles and Terraced Decked patio areas, paved patio area, and mature shrubs throughout. Monoblock Driveway, single Garage.

The specification of this property includes Gas fired Central Heating and Double glazing throughout.

Immediate inspection is essential for this outstanding sized family accommodation and the locale that is on offer.

Lounge / Dining
23'8" x 15'9" (7.21m x 4.80m)



Kitchen
13'1" x 8'5" (3.99m x 2.59m)



Sitting Room/ Study
7'6" x 10'5" (2.31m x 3.20m)



Utility Room
7'10" x 6'9" (2.39m x 2.06m)

WC
7'6" x 3'6" (2.29m x 1.09m)



Master Bedroom
11'6" x 11'10" (3.51m x 3.61m)



En Suite
5'6" x 5'6" (1.70m x 1.70m)



Bedroom 2
10'9" x 9'6" (3.30m x 2.90m)



Bathroom
6'11" x 8'5" (2.11m x 2.59m)



Bedroom 3
10'5" x 10'5" (3.20m x 3.20m)



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.



