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Estate Agents*

30 TEAL DRIVE, INVERKIP, PA16 0LU

OFFERS OVER £390,000

C/TAX BAND: G

4 BEDROOM HOUSE - DETACHED

EPC BAND: B

Modern and beautifully appointed extended with brick built Conservatory this DETACHED VILLA enjoys a fine setting within an exclusive luxury development, situated with beautiful views towards the River Clyde and is in good decorative order throughout. Conveniently located close to an excellent range of local amenities within the village of Inverkip including school and nursery.

Offering one of the larger forms of family accommodation in this development and is sure to appeal to a variety of discerning purchasers not only because of the accommodation but also for the excellent river and beautiful country side views that it commands. In addition the property occupies a substantial plot of land and as such offers fantastic level gardens and an extensive mono block driveway leading to a double garage.

The accommodation comprises a Welcoming Reception Hallway incorporating cloak room storage and a WC. The lower level also comprises of a Bright and Stylish Lounge with feature Bay window and Fireplace, Leading into Dining room through double doors, Leading into Conservatory with door onto enclosed rear garden. Breakfasting Kitchen with integrated appliances and an utility room with integral access into the double garage and rear garden.

The upper level of the property consists of four good sized Bedrooms and a family bathroom. The exceptionally spacious Master Bedroom with wall to wall fitted wardrobes also benefits from a two piece vanity En-Suite Shower room.

The specification this modern detached villa extends to Double Glazing and Gas Central Heating.

Spacious garden grounds to the rear and sides with Patio and mature shrubs throughout. Phenomenal views over the Firth of Clyde and Hillside beyond.

Early viewing is highly recommended in order to fully appreciate both the stunning location and well presented family home on offer.

Lounge
19'8" x 11'11" (6.00m x 3.65m)



Dining Room
10'10" x 10'7" (3.32m x 3.24m)



Breakfasting Kitchen
23'5" x 10'10" (7.14m x 3.32m)



Utility Room
5'3" x 10'10" (1.61m x 3.32m)



W.C. Cloakroom
4'0" x 5'7" (1.23m x 1.71m)



Conservatory
20'5" x 11'9" (6.23m x 3.60m)



Master Bedroom
23'10" x 16'10" (7.27m x 5.15m)



Bedroom 2
11'11" x 10'1" (3.64m x 3.08m)



Bedroom 4
8'11" x 9'5" (2.74m x 2.89m)



En suite
12'4" x 6'0" (3.76m x 1.85m)



Bedroom 3
11'11" x 8'11" (3.65m x 2.74m)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Scotland			Scotland		

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form

