



BestMove is ecstatic to bring to the market this pristine DETACHED VILLA presented in immaculate condition. Outstanding family home providing excellent accommodation and featuring a double driveway, spacious garage and private front and rear gardens.

7 DUNNOCK GROVE, INVERKIP PA16 0LP

Offers in Excess of: £315,000

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Entrance leading to the welcoming hallway hosting storage cupboard under the stairwell. Stylishly decorated sitting room to the front of the property hosting electric fireplace. Stunning open plan kitchen and lounge area located to the rear of the property providing a fabulous space for hosting family and friends or to simply just relax. The lounge consists of an elegant wall mounted fireplace ideal for these cold Winter nights and provides a warm and cosy ambience to the area. The large bifold patio doors give the whole area a bright natural light and can be fully opened leading into the sizeable rear gardens perfect for the Summer BBQ weather! There are also two magnificent sky light windows which again provide great natural light to the room and add to the beauty of the space.

Modern fitted kitchen featuring a large kitchen island with integrated gas hob and hood over and also has space for storage and dining. The other integrated appliances include fan oven and grill, fridge-freezer, dishwasher, microwave and wine cooler. There is a variety of wall and base units providing ample work and storage space. Contemporary dining area located to the side of the kitchen. Utility room to the rear with good storage space and hosting door to the rear gardens where there is a large shed ideal for storage purposes. Downstairs w.c. which consists of a w.c. and wash hand basin.

Carpeted stairwell leading to upper level with loft access.

The property benefits from four double bedrooms three of which host built-in storage. Bedroom one also features a modern en-suite shower room with w.c, wash hand basin and vanity unit, large shower cubicle and heated chrome towel rail.

Family bathroom consisting of w.c., wash hand basin and vanity units, bath tub with shower over.

Early viewing of the property is highly recommended to appreciate the fantastic accommodation on offer.

ACCOMMODATION

Sitting room:- 3.58m(11'7")x5.52m(18'1")approx
Downstairs W.C:- 0.89m(2'9")x2.50m(8'2")approx
Open plan kitchen & lounge:- 7.16m(23'4")x8.51m(27'9")approx
Utility room:- 1.62m(5'3")x2.78m(9'1")approx
Bedroom one:- 3.57m(11'7")x3.59m(11'7")approx
Ensuite:- 1.79m(5'8")x2.06m(6'7")approx
Bedroom two:- 3.57m(11'7")x3.67m(12'0")approx
Bedroom three:- 2.68m(8'7")x3.00m(9'8")approx
Bedroom four:- 2.86m(9'3")x2.78m(9'1")approx
Bathroom:- 2.56m(8'3")x1.67m(5'4")approx

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.