

*Brian Harkins
Estate Agents*



5 MILLHOUSE GATE MILLHOUSE ROAD, PA16 0DH

OFFERS IN EXCESS OF £440,000

C/TAX BAND: G

5 BEDROOM HOUSE - DETACHED

EPC BAND: B

This very well proportioned DETACHED VILLA at Millhouse Gate in Inverkip, offers luxury, privacy and comfort. Set within a quiet cul de sac this home features five bedrooms, three modern bathrooms, lounge and further reception room, making it perfect for families looking for luxury living close to the villages school, restaurants, and public transport.

This home sets a fabulous first impression with its substantial welcoming hallway complemented by notably high ceilings. On this level of the property, you will find the main lounge, reception room and fifth bedroom/study. The main lounge and the reception room provide access to the rear large, decked area via double sliding doors which makes it perfect for entertaining or relaxing with indoor/outdoor feel. This level also boasts a WC, kitchen and utility room. The kitchen and utility room are both made up of floor and wall mounted units providing ample storage. Integral appliances for convenience. Internal access to the garage from the utility room is a welcome, practical addition.

The reception rooms of this home offer exceptional versatility, accommodating a range of functions such as a formal dining area or a children's playroom. This flexibility can be tailored to meet the needs of any family.

The spaciousness of this home remains notable on the upper floor. All four generously sized bedrooms on this level have their own double fitted wardrobes and the master bedroom features a strikingly modern shower room with thoughtful design. The three bedrooms at the rear offer peaceful views of the greenspace that leads up towards Loch Thom.

Externally the home offers exceptional garden space with large decking, lawn area and an outdoor garden room which the current owners utilise as a bar and gym area. A sheltered decking area allows for year-round use. There is a large monobloc driveway to the front of the property which can comfortably allow four vehicles as well as a garage.

Lounge
22'0" x 10'6" (6.73 x 3.22)



Kitchen
11'5" x 9'9" (3.50 x 2.99)



Reception
19'1" x 9'10" (5.84 x 3.01)



WC
6'3" x 3'9" (1.93 x 1.16)



Bedroom 5/Study
10'5" x 9'10" (3.19 x 3.00)



Master Bedroom
15'5" x 9'11" (4.70 x 3.03)



Ensuite
8'1" x 6'5" (2.48 x 1.98)



Bedroom 3
16'9" x 9'11" (5.12 x 3.04)



Bathroom
18'6" x 10'2" (5.65 x 3.11)



Bedroom 2
16'7" x 10'5" (5.08 x 3.19)



Bedroom 4
12'7" x 9'11" (3.85 x 3.03)



Utility
9'10" x

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		82	84
		EU Directive 2002/91/EC	

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

