



*Brian Harkins  
Estate Agents*

*26 SWALLOW BRAE, GREENOCK, PA16 0LF*

*OFFERS OVER £218,000*

*C/TAX BAND: D*

*3 BEDROOM HOUSE - SEMI-DETACHED*

*EPC*

Nestled in the charming village of Inverkip, this delightful semi-detached house on Swallow Brae offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is a spacious lounge and dining area, providing an inviting atmosphere for both relaxation and entertaining.

The high gloss kitchen is a standout feature, combining modern aesthetics with functionality, making it a joy for any home cook. The property also boasts a large back garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

One of the unique aspects of this home is the partial river views, which add a touch of tranquillity to the setting. Living in this village location means you can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links.

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

This property is a wonderful opportunity for anyone looking to settle in a picturesque area with a strong sense of community. Don't miss the chance to make this lovely house your new home.

### **Lounge**

*23'3" x 14'6" at widest point (7.10 x 4.42 at widest point)*



### **Kitchen**

*8'7" x 7'11" (2.63 x 2.43)*



### **Bedroom 1**

*11'5" x 9'8" (3.48 x 2.95)*



### **Bedroom 2**

*12'1" x 9'2" (3.69 x 2.80)*



### **Bedroom 3**

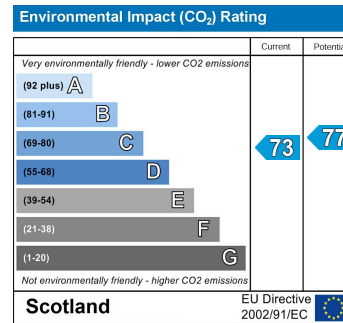
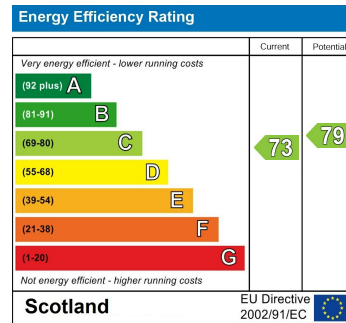
*8'8" x 7'8" (2.65 x 2.34)*



co-operation in order that there will be no delay in agreeing the sale\*\*

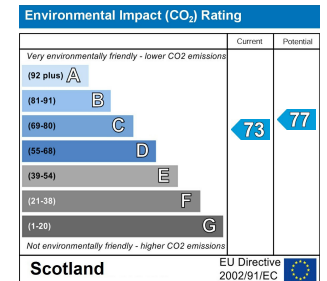
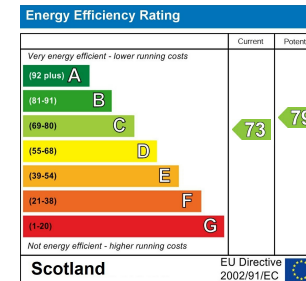
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

### Bathroom



### 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



*Brian Harkins*  
Estate Agents

