



9, SANDEND PLACE, INVERKIP, PA16 0HU







Description

Situated within an exclusive cul de sac setting in a sought after part of the Ardgowan View Estate this immaculately presented three bedroom DETACHED BUNGALOW benefits from a long private monoblock driveway which leads to a detached double garage with loft. Offers an impressive family home. There is a lawned front garden and well stocked spacious enclosed rear garden with selection of plants/shrubs, lawned areas and two paved patio areas which is perfect for relaxing/entertaining on summer days.

Specification includes: double glazing and gas central heating. External window shutters. There is a floored loft accessed by hatch from the hallway. Access to the private driveway and property from Sandend Place is by section of drive shared with the neighbouring property.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door with inbuilt cupboard. A further glazed door to the Hallway with three inbuilt cupboards. There is a front facing Lounge with view beyond surrounding properties towards the Cowal Peninsula. The Dining Room is reached by archway from the lounge with door providing access to the kitchen. There is a quality fitted Kitchen which overlooks the rear garden. There is a range of light blue units, black/grey marble style work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob and oven.

The bright Master Bedroom offers a side window and fitted mirrored wardrobe. There is a refitted Ensuite Shower Room with quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and shower cubicle with chrome shower. The 2nd double sized Bedroom and 3rd single Bedroom both benefit from fitted mirrored wardrobes. There is a quality Bathroom with rear window plus three piece suite offering: vanity wash hand basin, wc and bath with chrome shower. Additional features include: partial wall tiling.

Viewing is highly recommended for this excellent family home. EPC= C



Measurements

Entrance Vestibule

Hallway

Lounge

3.99m x 3.86m (13'1 x 12'8)

Dining Room

3.00m x 3.07m (9'10 x 10'1)

Kitchen

4.14m x 2.97m (13'7 x 9'9)

Master Bedroom

3.40m x 4.06m (11'2 x 13'4)

Ensuite Shower Room

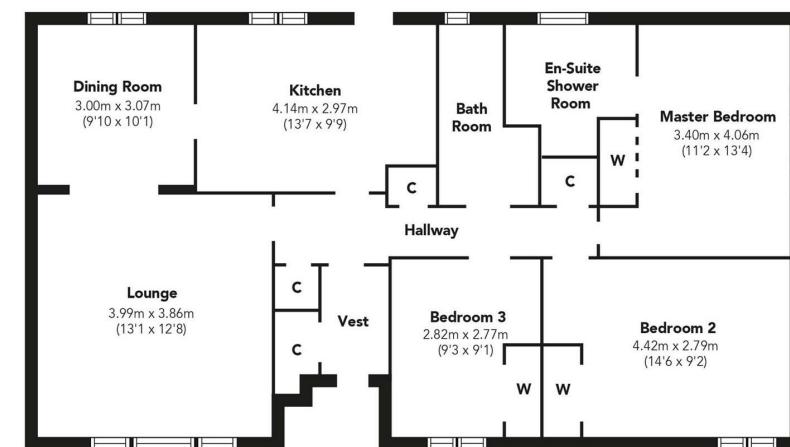
Bedroom 2

4.42m x 2.79m (14'6 x 9'2)

Bedroom 3

2.82m x 2.77m (9'3 x 9'1)

Bathroom













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

 **neillclerk**
ESTATE AGENTS