



4, BEATOCK PLACE, INVERKIP, PA16 0DZ



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ESTATE AGENTS



Description

CLOSING DATE: FRIDAY 20TH JANUARY AT 12PM

Occupying a desirable cul de sac setting this well presented and spacious three bedroom DETACHED VILLA offers an excellent family home. Set within generous sized landscaped gardens which extend to the front and rear. There is a paved driveway providing space for several cars leading to garage with side courtesy door, light, power, storage units and freezer.

The enclosed rear garden offers a lawn, plus paved patio areas ideal for entertaining and relaxing. There is a summerhouse with storage below, plus storage shed with power installed. Specification includes: double glazing and gas central heating. Exterior has been reroughcast and repainted in recent years.

Conveniently situated for the centre of the village with all its amenities including shops and the local primary school. The railway station is nearby offering a regular service to Glasgow which is ideal for commuters.

Superb family accommodation comprises: Entrance Vestibule by UPVC double glazed door leads to the Hall with two inbuilt cupboards. There is a bright, generous sized front facing Lounge. The Dining Room can be accessed from the kitchen or lounge with archway leading to the Sun Room and patio doors giving access to the garden.

The Breakfasting Kitchen overlooks the garden with range of oak style units, work surfaces and splashback tiling. Appliances include: extractor hood, electric hob, oven and integrated fridge. Utility Room with fitted units and washing machine included. A UPVC door leads to the rear garden. There is a downstairs Shower Room with front window and three piece suite.

Stairs lead to the Upper Landing with inbuilt cupboard and hatch to loft. There are three double sized Bedrooms all featuring wardrobe or cupboard storage. Bathroom offers suite comprising: pedestal wash hand basin, wc and bath.

All floor coverings, blinds, curtains are inc. Inspection essential. EPC = C

Measurements

Entrance Vestibule

Hallway

Lounge

4.65m x 5.03m (15'3 x 16'6)

Dining Room

3.45m x 3.07m (11'4 x 10'1)

Sun Room

2.90m x 1.78m (9'6 x 5'10)

Breakfasting Kitchen

3.61m x 3.07m (11'10 x 10'1)

Utility Room

1.17m x 3.18m (3'10 x 10'5)

Downstairs Shower Room

Upper Landing

Bedroom 1

3.91m x 4.88m (12'10 x 16'0)

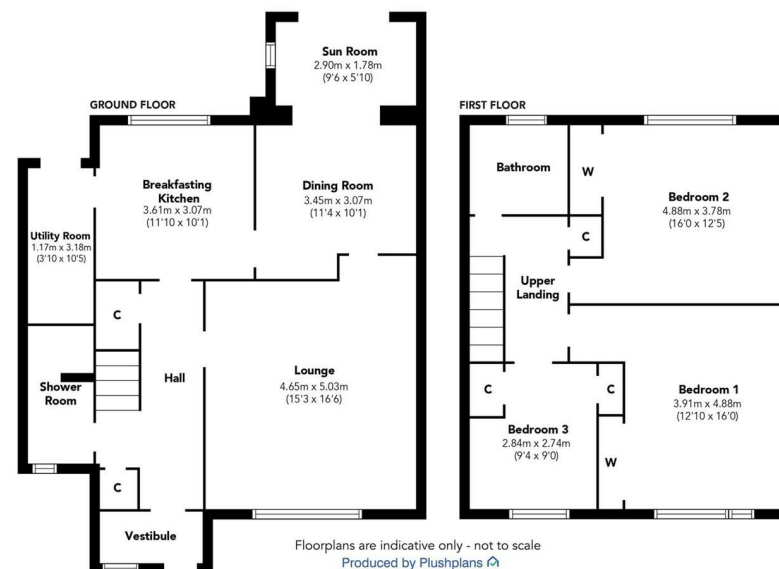
Bedroom 2

4.88m x 3.78m (16'0 x 12'5)

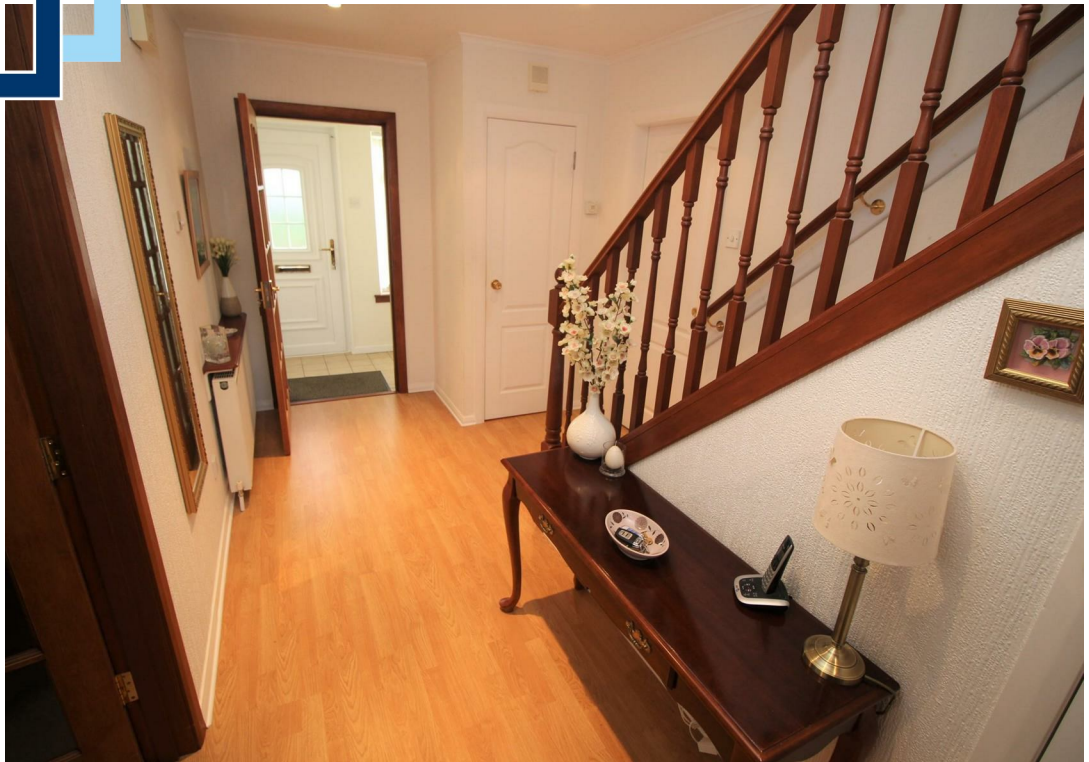
Bedroom 3

2.84m x 2.74m (9'4 x 9'0)

Bathroom













Agents Notes:

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