



**5, ABERDOUR PLACE, INVERKIP, PA16
0HZ**



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ESTATE AGENTS



Description

**** Closing date on Thursday 17th April at 11am****

Occupying a sought after cul de sac position this well presented, generous sized four bedroom extended DETACHED VILLA. A monoblock driveway with off street parking for several cars with access to the double garage by electric doors. The garage offers potential to provide additional accommodation, subject to permission being granted.

Gardens extend to the front and rear. There is a lawned front garden. The enclosed rear garden features a spacious paved patio, lawned plot, plus a timber shed. Specification includes: double glazing and gas central heating. There are partial views towards the Cowal Peninsula.

Family accommodation comprises: Entrance Hallway by UPVC double glazed door. There is a Plumbed Cloakroom with two piece suite comprising: pedestal wash hand basin and wc. The bright Lounge features windows to the front and side. There is a rear facing Dining Room which gives access to the Conservatory which overlooks the rear garden.

The Breakfasting Kitchen features oak style grained high gloss fitted units, grey toned marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, range style cooker with gas hob and integrated fridge. A glazed door leads to the spacious bright Utility Room with fitted units and access to both the garden and garage.

The Upper Landing has an inbuilt cupboard & hatch to the loft. There is a front facing Master Bedroom with two inbuilt mirrored wardrobes. The Ensuite Shower Room features a side window, plus three piece suite comprising: semi pedestal wash hand basin, wc & shower cubicle. There are three further Bedrooms which all benefit from fitted mirrored wardrobes. The family Bathroom offers a three piece suite comprising: vanity wash hand basin within oak style unit, wc & bath with chrome style shower. There is a chrome style heated towel rail and wall tiling.

Early viewing essential. EPC = C

Measurements

Hallway

Plumbed Cloakroom

Lounge
3.71m x 5.11m (12'2 x 16'9)

Dining Room
3.71m x 3.40m (12'2 x 11'2)

Conservatory
3.78m x 3.76m (12'5 x 12'4)

Breakfasting Kitchen
3.38m x 4.57m (11'1 x 15'0)

Utility Room
2.46m x 3.33m (8'1 x 10'11)

Upper Landing

Master Bedroom
5.03m x 3.51m (16'6 x 11'6)

Ensuite Shower Room

Bedroom 2
3.56m x 3.02m (11'8 x 9'11)

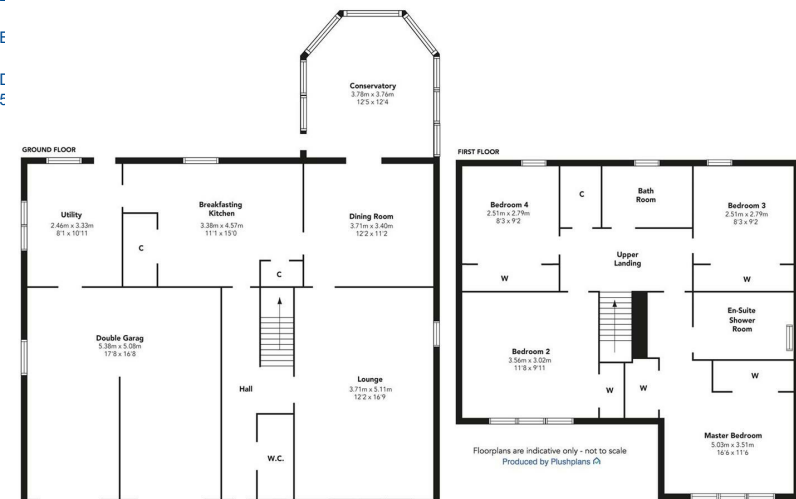
Bedroom 3
2.51m x 2.79m (8'3 x 9'2)

Bedroom 4
2.51m x 2.79m (8'3 x 9'2)

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The
next
step..



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