

*Brian Harkins
Estate Agents*



2 BARGANE VIEW, GREENOCK, PA16 0FX

OFFERS OVER £325,000

C/TAX BAND: E

4 BEDROOM HOUSE - DETACHED

EPC BAND: B

This beautiful FOUR-bedroom detached villa is located in the charming area of Bargane View, Inverkip. This home is perfect for families looking for luxury living close to the villages school, restaurants, and public transport.

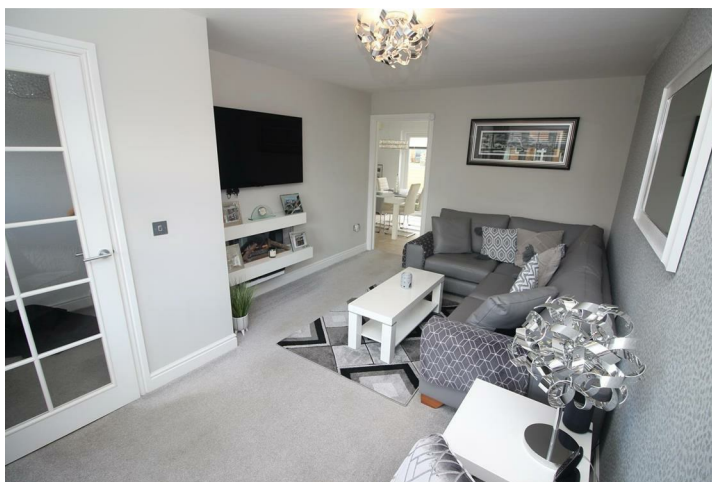
This home creates a fabulous first impression from the moment you enter with a bright and airy reception room that sets the tone for the rest of the house. The property boasts four generously sized bedrooms, three of which are equipped with fitted mirror wardrobes, providing ample storage space and a touch of elegance. The master bedroom is particularly inviting, offering a peaceful retreat for relaxation and shower room for convenience.

The heart of the home is undoubtedly the modern dining kitchen with utility room, the kitchen features integral appliances and French doors that open directly onto the large back garden. This seamless connection to the outdoors is perfect for entertaining or simply enjoying the fresh air. The garden itself has a thoughtful layout, featuring a raised decked area, artificial grass, and a slabbed patio area, making it an ideal space for family gatherings or quiet outdoor evenings.

With three well-appointed bathrooms, this property ensures convenience for all family members and guests. The double driveway and garage provide ample parking space, adding to the practicality of this wonderful home.

Overall, this bright, spacious property combines comfort, convenience, and outdoor living, an opportunity to settle in Inverkip not to be missed.

Lounge
15'8" x 10'2" (4.80 x 3.10)



Dining Kitchen
16'8" x 9'10" (5.10 x 3.00)



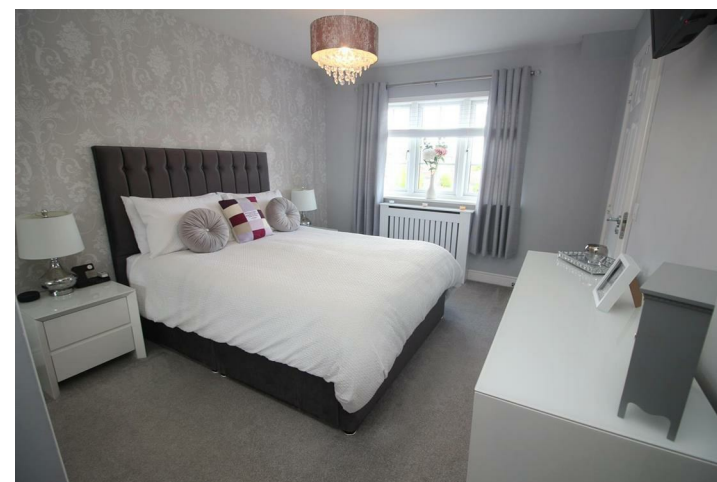
Utility Room
6'6" x 6'2" (2.00 x 1.90)



Cloakroom
6'6" x 3'3" (2.00 x 1.00)



Master Bedroom
13'5" x 10'2" (4.10 x 3.10)



Ensuite
5'6" x 5'6" (1.70 x 1.70)



Bedroom Two
12'1" x 8'2" (3.70 x 2.50)



Bedroom Four
12'9" x 9'6" (3.90 x 2.90)



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 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.



Bedroom Three
10'9" x 8'10" (3.30 x 2.70)



Bathroom
8'2" x 5'10" (2.50 x 1.80)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) Energy Efficiency Rating			
(81-91)	Very energy efficient - lower running costs		
(69-80)	(92 plus) A		
(55-68)	B	81	85
(39-54)	C		
(21-38)	D		
(1-20)	E		
Not ener	F		
Scot	(1-20) G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	(92 plus) A		
(69-80)	B	82	83
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Scot	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

