





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

4 Ardoch Drive

INVERKIP, INVERCLYDE, PA16 0FP



ESPLANADE LOCAL VIEWS













INVERKIP

INVERCLYDE-PA16 0FP

Inverkip is ideally placed for commuting to Glasgow and the surrounding towns and villages of southwest Scotland. Glasgow city centre can be reached by car in a little over thirty minutes, and Edinburgh in well under two hours. A regular train service runs to Glasgow every day, taking forty minutes. If you have further destinations in mind, Glasgow Airport is a half hour drive away.

The surrounding area of Inverclyde is situated along the coastal reaches of the River Clyde. A region of unique beauty, Invercylde's dramatic moorlands, hills and lochs form a part of Clyde Muirshiel Regional Park. Home to some of the rarest species of Scottish wildlife, it is also a centre for many all-year-round activities.

If you're feeling adventurous, you can try a whole host of outdoor pursuits throughout the area including sailing, canoeing and mountain biking. For a more relaxing time, you can just enjoy a leisurely stroll through the spectacular countryside and coastline just a stone's throw from Swallow Brae. If it's the buzz of the city you prefer, vibrant Glasgow is only a short distance away.

4 ARDOCH DRIVE

Part Exchange available. McEwan Fraser is delighted to present this superb, four bedroom, detached villa to the market. The property occupies a generous plot in the sought after 'Ardgowan Rise' development and was completed in 2008 by renowned house builder, Stewart Milne.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home very well, making it fit for today's modern living. The property enjoys a contemporary layout which has been maximised to give a natural flow to the main living spaces. Comfortably able to provide for a larger family, the property is finished to an excellent standard throughout and although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

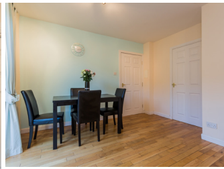
You enter the property to find a welcoming hallway which gives access to the main lounge, ground floor WC, kitchen and a staircase leading to the first floor landing. The generous lounge has been designed around an impressive feature fireplace, which gives the room a great focal point. There is ample space for a range of furniture configurations making this very flexible space that can be adapted to individual requirements. To the rear of the reception room, double doors open to a second public room, which has great potential as either a family room or more formal dining room. The fully fitted kitchen itself overlooks the rear garden and benefits from French door leading directly onto a decked portion of the rear garden. The kitchen enjoys fantastic amounts of natural light and boasts a full range of base and wall mounted units, gas hob, extractor hood, electric oven, integrated fridge freezer and dishwasher. There is ample prep and storage space for the aspiring chef. The generous proportions of the kitchen allow ample space for a dining table or additional seating, giving it great potential as the heart of the home. A separate utility room provides additional storage, space for two further free standing appliances and internal access to the cavernous double garage.

Heading upstairs, the generous proportions of the ground floor carry through and provide us with four, genuine double bedrooms. The master suite is on your right and overlooks the front of the property. It enjoys a large built-in wardrobe, space for additional free standing storage and a contemporary en-suite. The second double bedroom is particularly generous and sits above the double garage, allowing an older child or a guest a degree of separation from the remaining bedrooms. The third and fourth bedrooms are both double rooms and overlook the rear garden. Internal accommodation is completed by a master bathroom which enjoys free standing shower and separate bath.

Externally, the property boasts a three car, mono-blocked drive, integral double garage and private front and rear gardens. The front garden is tidy and in-keeping with the surrounding properties, while the rear garden is a real treasure. Mainly laid to lawn, the rear garden has a southerly aspect making it the perfect place to unwind in the sun at the end of a long day. This is a tremendous family home which needs to be viewed to be fully appreciated.















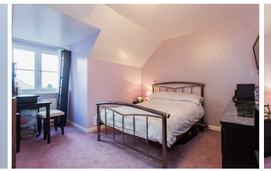
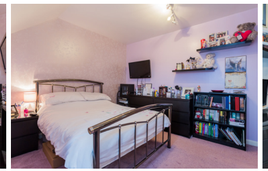







BEDROOMS/EN-SUITE & BATHROOM

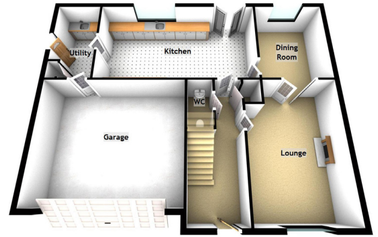







SPECIFICATIONS PROPETY LOCATION







APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.40m (17'9") x 3.60m (11'10")
Dining Room	3.50m (11'6") x 2.70m (8'10")
Kitchen	6.60m (21'8") x 3.50m (11'6")
Utility	3.00m (9'10") x 1.80m (5'11")
Master Bedroom	4.18m (13'8") x 3.67m (12')
En-suite	2.69m (8'10") x 2.12m (7')
Bedroom 2	4.30m (14'1") x 3.90m (12'10")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bedroom 4	3.20m (10'6") x 3.10m (10'2")
Bathroom	3.20m (10'6") x 2.37m (7'9")
WC	1.94m (6'4") x 0.98m (3'2")
Garage	5.55m (18'3") x 5.38m (17'8")

GROSS INTERNAL FLOOR AREA (M²) - 141 M²

EXTRAS

(Included in the sale)

All light fittings, fitted floor coverings, blinds, curtains, integrated appliances, automatic washing machine and condensed tumble dryer will remain. The owners also intend to include and additional free standing fridge freezer which is located in the garage.



© Crown Copyright License No: 100047374





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
in association with
THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer