





McEwan Fraser Legal

Solicitors & Estate Agents

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INVERKIP, INVERCLYDE, PA16 0HZ

8 ABERDOUR PLACE INVERKIP INVERCLYDE PA16 0HN

Inverkip is an ideal place to raise a family and offers easy commuting to Glasgow and the surrounding towns and villages of south-west 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. There are also a range of well respected primary, secondary and state schools in the surrounding area.

McEwan Fraser Legal are delighted to present this four bedroom, detached, family home to the market. The property will make an ideal home for an incoming family with generous proportions throughout, ample rear garden, integral garage for additional storage space and an elevated plot with views towards the Clyde.

Entering through a welcoming hallway with WC, the main reception room is immediately to your left. The reception boasts high quality laminate flooring and ample space for a pair of large sofas and additional free-standing furniture. Immediately to the rear of the reception room, you find a dining room which enjoys plenty of space for a six seat formal dining room. Ground floor accommodation is completed by a large kitchen breakfast room. The kitchen is comprised of a full range of base and wall mounted units which provide ample preparation and storage space for the aspiring chef. Gas hob and electric oven are integrated, additional space has been provided for a free standing fridge freezer and two further appliances. Heading upstairs, there is an en-suite master bedroom, three further double bedroom and a well proportioned family bathroom.

For extra warmth and comfort, the property boasts gas central heating and double glazing.










SPACIOUS FOUR BEDROOM DETACHED VILLA WITH GENEROUS REAR GARDEN • SOUGHT AFTER FAMILY FRIENDLY LOCATION

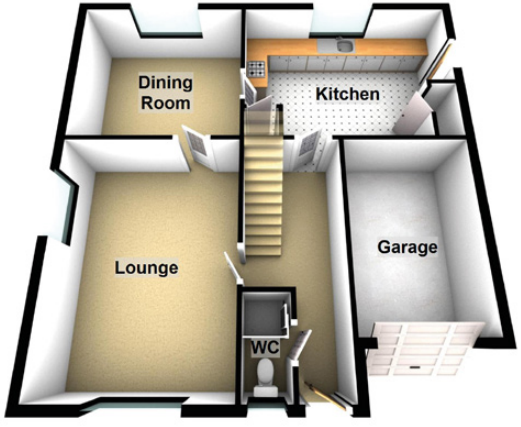









Floor Plan
Dimensions
Property Location





Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.70m (12'2")
Kitchen	4.70m (15'5") x 3.40m (11'2")
Dining Room	3.70m (12'2") x 3.40m (11'2")
Master Bedroom	3.70m (12'2") x 3.50m (11'6")
En-Suite	2.50m (8'2") x 1.40m (4'7")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	3.50m (11'6") x 2.50m (8'2")
Bedroom 4	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m^2) - 122 m^2

EPC Rating - D

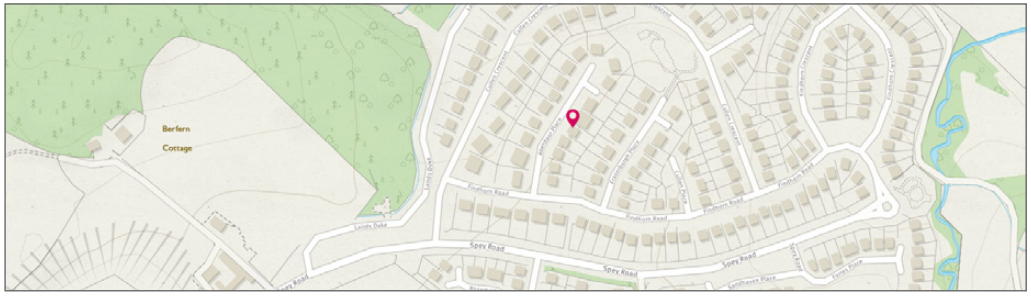


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Part Exchange Available

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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
THE SUNDAY TIMES
THE TIMES



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