



7 ARDGOWAN CRESCENT, INVERKIP,  
PA16 0BH



# Description

Lying within a rarely available cul de sac location this upgraded, well presented and generous sized four bedroom, three public room DETACHED VILLA set over two levels with further basement area features a stylish interior which is perfect for family living. Conveniently located for the local primary school and the village shops. The railway station is close by with a regular service to Glasgow which is ideal for commuters. There are views from the upstairs rooms towards the Kip Marina, River Clyde and Cowal Peninsula.

The property is set within spacious landscaped gardens which extend to the front and rear. The enclosed front garden features lawned plots, borders and paved patio area with retractable canopy perfect for summer days. Terraces within the rear garden offer pebbled and paved areas, plus benefits from a rear gate allowing for quick access to the centre of the village and the primary school. There is external security lighting to paths around the property and garage.

There is a garage with metal up and over door situated at the head of the cul de sac. Specification includes: double glazing and gas central heating. The spacious basement is reached by an internal stair from the kitchen with two main areas providing generous storage including a useful utility area with washing machine, tumble dryer & chest freezer. A rear door from the basement leads directly to the garden. This basement area may offer future development potential, subject to permissions being granted.

Apartments comprise: Entrance Vestibule by UPVC double glazed door with side panel which in turn leads by a further glazed door with side glazed side panel to the welcoming Reception Hallway with inbuilt cupboard. The rear facing Lounge is an airy apartment with ornate fireplace, tiled surround and hearth, plus living flame gas fire. There is a Dining Room with rear window which can be accessed by glazed door from the hall or via an archway from the lounge. The front facing Family Room has French doors which provide direct access to the patio in the front garden.

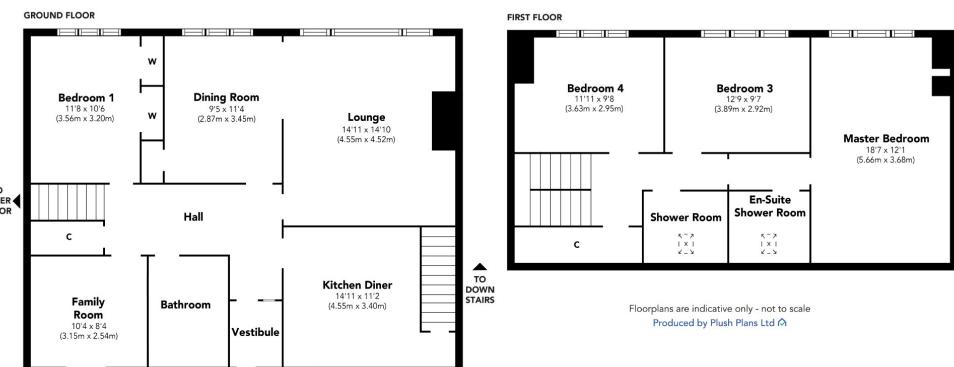
The luxury Kitchen Diner was refitted in 2018 featuring grey toned units and light oak style work surfaces. Appliances include: chimney extractor hood, range style electric cooker, integrated fridge/freezer and dishwasher. The downstairs double Bedroom benefits from two fitted wardrobes. There is a downstairs Bathroom with quality three piece suite offering: pedestal wash hand basin, wc and bath with mixer shower. Additional features include: partial wet wall panelling, decorative panelled ceiling and downlighters.

Stairs lead to the Upper Landing with hatch to the loft and inbuilt walk in cupboard. There is a spacious Master Bedroom with Ensuite Shower Room with "Velux" window and three piece comprising: pedestal wash hand basin, wc and shower cubicle with "Mira" shower. Further features include: partial wall tiling and heated towel rail. There are two further double sized Bedrooms. The Shower Room with "Velux" window benefit from a quality three piece suite offering: pedestal wash hand basin, wc and shower cubicle with "Mira" shower, plus partial wall tiling.

Viewing is highly recommended for this impressive family home. EPC = D

# Measurements

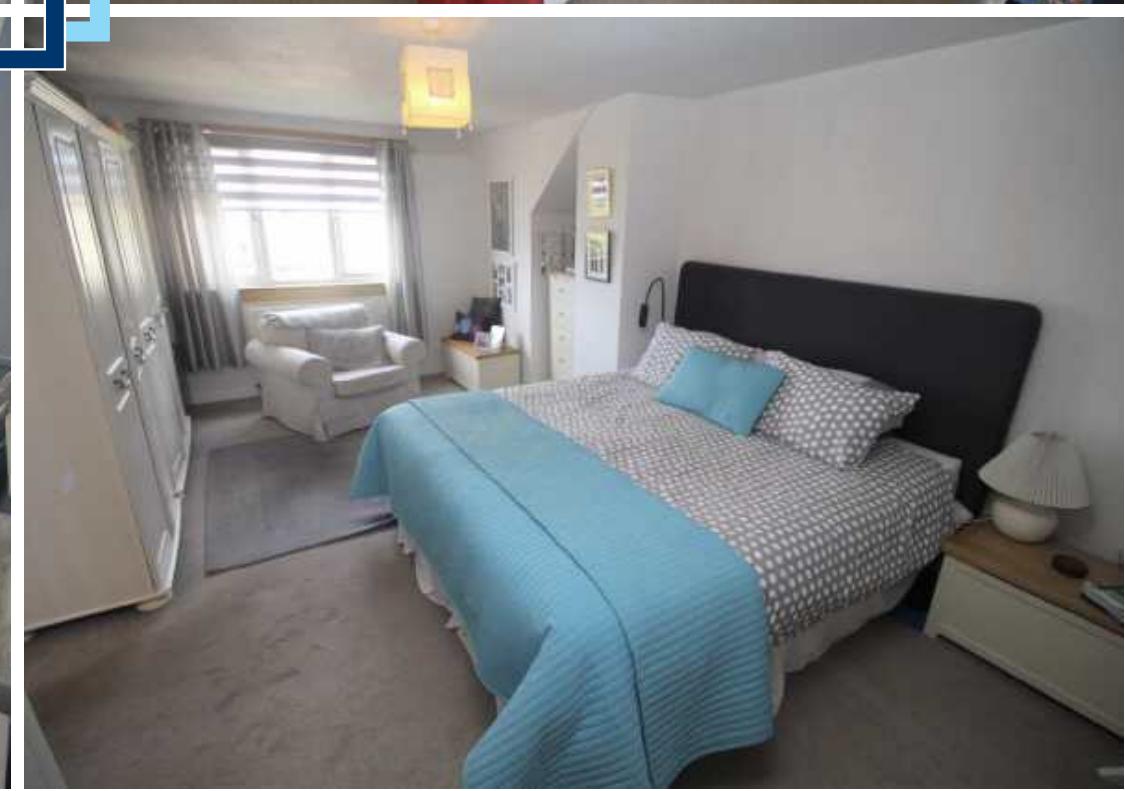
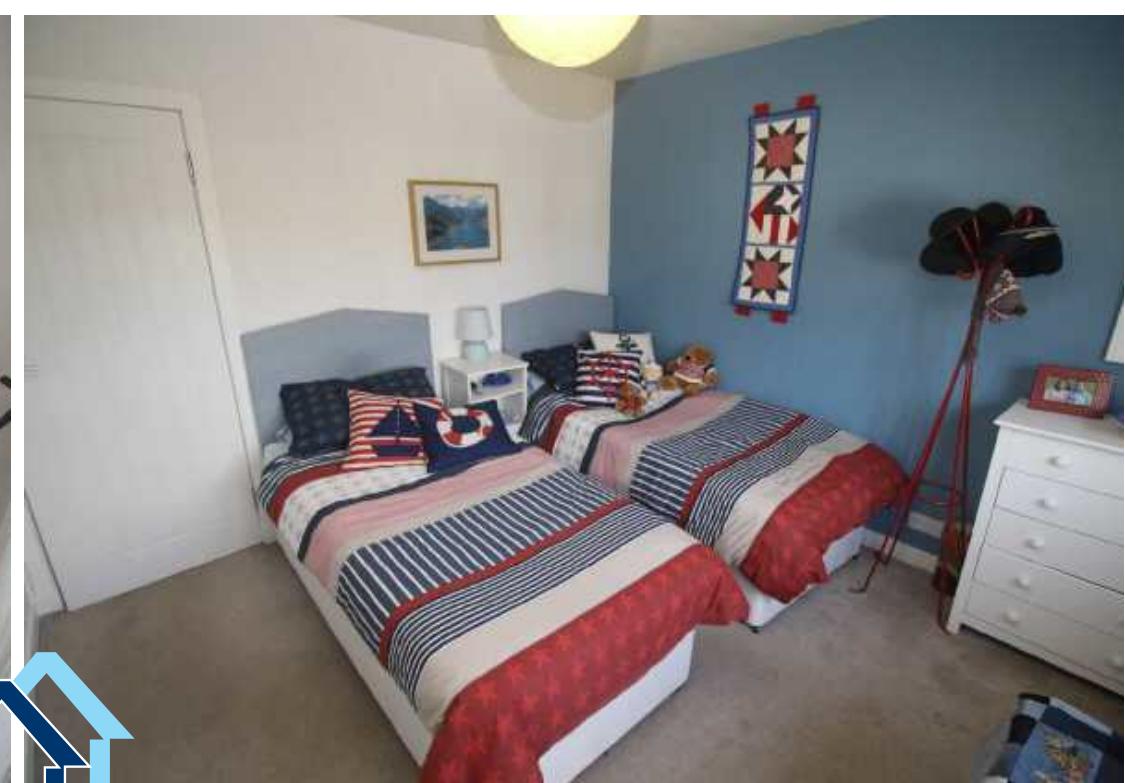
Entrance Vestibule	
Hallway	
Lounge	14'11 x 14'10 (4.55m x 4.52m)
Dining Room	9'5 x 11'4 (2.87m x 3.45m)
Family Room	10'4 x 8'4 (3.15m x 2.54m)
Kitchen Diner	14'11 x 11'2 (4.55m x 3.40m)
Bedroom 1	11'8 x 10'6 (3.56m x 3.20m)
Bathroom	
Upper Landing	
Master Bedroom	18'7 x 12'1 (5.66m x 3.68m)
Ensuite Shower Room	
Bedroom 3	12'9 x 9'7 (3.89m x 2.92m)
Bedroom 4	11'11 x 9'8 (3.63m x 2.95m)
Shower Room	
Basement Area 1	15'0 x 11'4 (4.57m x 3.45m)

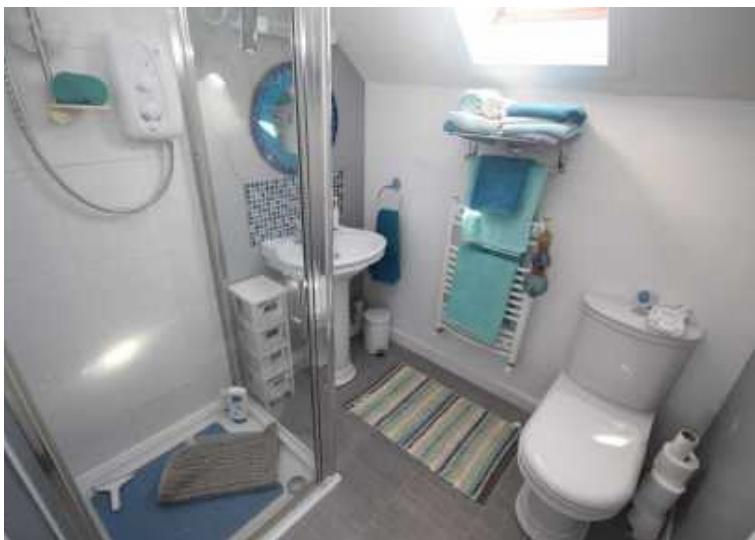












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