



11, LANGHOUSE MEWS, INVERKIP, PA16  
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## *Description*

**\*VIEWINGS NOW UNDERWAY\*** Video tour also available online. This exciting development of two newly built four bedroom DETACHED VILLAS occupies an exclusive semi rural courtyard location next to the historic Langhouse Mansion built in 1705. These properties are being built to an exacting standard with quality finishes by established local builder Grenville Ltd.

There are open, attractive rear views over surrounding countryside towards the Cowal Peninsula. The village of Inverkip offers a range of amenities including Inverkip Primary School, local shops and the famous Marina perfect for yachting enthusiasts. The railway station offers a regular service to Glasgow which is ideal for commuters. Nearby ferry terminals in Gourock and Wemyss Bay provide access to Argyll and the Isle of Bute.

Specification includes: double glazing and gas central heating. Solar heating. Hardwired for internet. NHBC guarantee. Oak internal doors. Monoblock driveway with space for two cars and garage. Lawned rear garden plus garden store. No 11 is finished with fitted carpets, Amtico flooring and floor tiling.

Impressive accommodation is set over three levels providing spacious family living comprising:

Entrance Level: Vestibule, Hall, Plumbed Cloakroom, Utility Store, Lounge and Dining Room both with access to the balcony. Quality fitted Breakfasting Kitchen with island unit is on open plan with dining room. Appliances include: induction hob, two ovens, dishwasher & American style fridge/freezer.

Lower Ground Floor: Family Room/5th Bedroom with French doors to garden, two double Bedrooms including Master Bedroom with Ensuite Shower Room/Dressing Room, Bathroom with four piece suite.

First Floor Level: two double Bedrooms and Shower Room.

Call 01475 888400 or email [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk) for reservations or more details.

A non returnable reservation fee of £1000 will be required. In addition, a further £2500 deposit is required when missives are concluded.

## *Measurements*

Vestibule, Hall, WC

Lounge  
3.63 x 5.45 (11'10" x 17'10")

Dining Room  
3.64 x 4.01 (11'11" x 13'1")

Breakfasting Kitchen  
3.34 x 4.47 (10'11" x 14'7")

Lower Ground Hallway

Family Room / 5th Bedroom  
3.64 x 4.45 (11'11" x 14'7")

Master Bedroom  
3.64 x 5.38 (11'11" x 17'7")

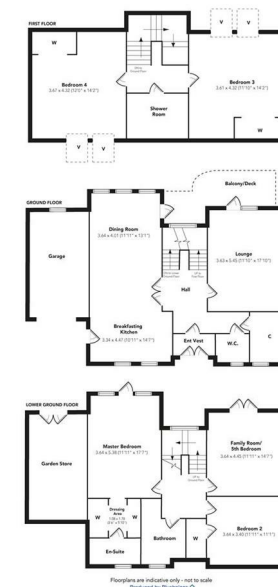
Dressing Room/ Ensuite Shower Room  
1.08 x 1.78 (3'6" x 5'10")

Bedroom 2  
3.64 x 3.40 (11'11" x 11'1")

Bathroom

First Floor Level

Bedroom 3  
3.61 x 4.32 (11'10" x 14'2")













#### Agents Notes:

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The  
next  
step..



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