



## Flat 7, 18 Harbourside, Inverkip

Offers Over £175,000



### Summary

**This superbly presented first-floor apartment is available within the popular Kip Marina area of Inverkip, ideally located for schools, sailing and woodland walks and is available to purchase through Bowman Rebecchi - The Home of Property.**

With two double bedrooms, with master en-suite, a family bathroom, a kitchen, a spacious lounge and off-street residents' parking, the property is in walk-in condition.

We expect this property to be very popular with a broad range of buyers, including first-time buyers, professional landlords, and those downsizing, so early viewing is advised.

### Features

- Home Report Available
- Sought-after Location
- First-Floor Apartment
- Two Double Bedrooms
- Kip Marina Location
- Private Resident Parking
- Lift Access
- Gas Central Heating
- Double Glazing
- EPC Rating - B
- Council Tax Band - E

# Flat 7, 18 Harbourside, Inverkip, PA16 0BF



## Property Overview

Quietly situated within this much admired coastal development on the banks of the River Clyde, this bright and spacious modern first-floor flat offers an ideal layout with lots of natural sunlight.

The layout comprises a reception hall, a spacious lounge to the rear with ample dining space, a modern fitted breakfasting kitchen, two double bedrooms, one with an en-suite shower room, and the family bathroom.

The modern fitted kitchen hosts a variety of wall and floor units providing ample work and storage space throughout. Tiles and lights under the wall units with complementing work and floor surfaces are in-situ with integrated appliances including hob, oven and hood, dishwasher, washing machine, and fridge freezer.

A spacious master bedroom provides a luxurious living space with storage solutions and access to the en-suite and hall. The second double bedroom also has in-built storage and is bright overlooking the rear of the property. The property has double glazing, gas central heating, and security entry alongside residents' parking.

Kip Marina is celebrated as one of Scotland's finest marinas, providing children's play area with fantastic walks through the beach and pathway. The highly popular Chartroom Restaurant operated by Buckley's is a short walk from the property.

Inverkip has a railway station with regular service to Glasgow and also offers good road links to the A78, A8 and M8, as well as sailing opportunities on the River Clyde at Kip Marina.

**A FANTASTIC LOCATION** - Inverkip is a village and parish in the Inverclyde council area and historic county of Renfrewshire, 5 miles southwest of Greenock and 8 miles north of Largs on the A78 trunk road. The village takes its name from the River Kip and is served by Inverkip railway station which is a 4-minute walk from the subjects. Inverkip's population is c.3,000 and has grown by 48% over the past decade due to new developments in and around the village centre, including at Kip Marina, which is a 5-minute walk.

**SCHOOL CATCHMENTS** - The subjects are within the catchment area for the highly-regarded St Ninian's and Inverkip Primary Schools, as well as St Columba's and Inverclyde Academy High Schools.

**COUNCIL TAX BAND** - Inverclyde Council - Band E - £2,492.47 per annum as of March 2024.

**EPC** - The current rating is band B (83). The average rating for EPCs in Scotland is band D (61).

## View Online



## 360° Tour



## Floorplan

## See Website

**BOWMAN  
REBECCHI**  
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